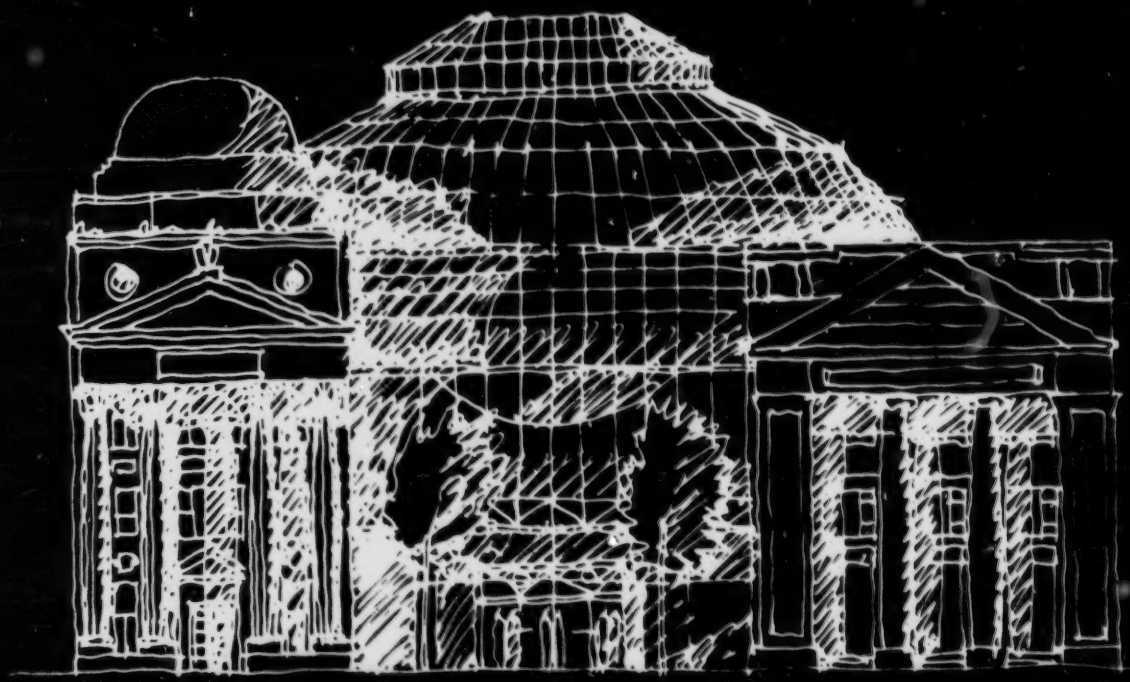
Development Projects
Central Core Area

July, 1988



City of Toronto Planning and Development Department
Robert F. Millward, Commissioner

Volume 12
$5.00

89-01713/

COVER:

Theatre Block -
A central enclosed public space proposed by the City, as part of the Theatre Block plan, flanked by the historic Canadian Imperial Bank of Commerce and the Toronto Dominion Bank situated at 197 and 205 Yonge Streets respectively, (south of Shuter and north of Queen Streets).

Architect -
Zeidler Roberts Partnership

DEVELOPMENT PROJECTS IN THE CENTRAL CORE AREA

CONTENTS

* Contains current projects (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the "Development Projects in the Central Core" display map.
* Includes projects with six or more dwelling units and/or 1,000 square metres or more non-residential floor area.
* Updated at six month intervals.

INFORMATION

This publication is not a legal document.
It is for general information only.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (392-7600). The Central Core Area is subject to Development Control By-law No. 239-86.

PROJECT DATA

Taken from current applications with:

* **Site Area**
* **Floor Area** - includes all floor areas above and below ground within the outside walls. Only major components listed
* **Number of Residential Units** - as proposed
* **UPH** (dwelling units per hectare (10,000 square metres))
* **Residential Density** - residential use only (alternative to uph)
* **N/R (Non-Residential) Density** - excludes residential, below grade parking and utility uses from density calculation
* **Total Density** - combination of residential and non-residential density
* **Parking Spaces** - as proposed
* **Height** - metres and storeys, as proposed
* **Loading Docks** - as proposed

The information on the projects listed is general.
For details of a particular project please call
the area planner listed for the project, or
Bruce Gray (392-7187)

This publication may be purchased at the City Hall Resource Centre on the main floor, or call 392-7410 for mail delivery.

To purchase the "Development Projects in the Central Core" display map only, in black and white or colour, call the Graphics Section at 392-7367.

REFERENCES

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree	Development Agreement
F.D.	Financial District
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/ Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial/ Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial/ Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
R	Residential
N/R	Non-Residential
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
Other	Miscellaneous servicing areas, or unspecified by applicant
sq. m.	Square Metres
UPH	Units per Hectare

DEVELOPMENT PROJECTS IN THE CENTRAL CORE AREA
(Projects listed below are shown on the following Maps I, II, III)

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
MAP I			
67-87 Avenue Road	mixed use	1.1	5
111 Avenue Road	office	1.2	77
165-171 Avenue Road	office	1.3	23
800 Bay Street	office, retail	1.4	25
1001 Bay Street	mixed use	1.5	30
2 Bloor Street East Hudson Bay-Plaza II complex	residential, hotel	1.6	14
31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquity Avenue, and 830 Church Street)	office, retail, housing, PAT garage	1.7	10
175, 227 Bloor Street East	office	1.8,1.9	6
400 Bloor Street East	mixed use	1.10	17
55 Bloor Street East Manulife Centre	mixed use	1.11	15
96, 100 Bloor Street West University Theatre project	hotel, movie theatre and retail	1.12	13
172 Carlton Street	residential	1.13	44
80, 88 Charles Street West	mixed use	1.14	24
85 Charles Street West	residential	1.15	49
100-110 Charles Street W.	hotel	1.16	35
30, 34 College Street	mixed use	1.17	29

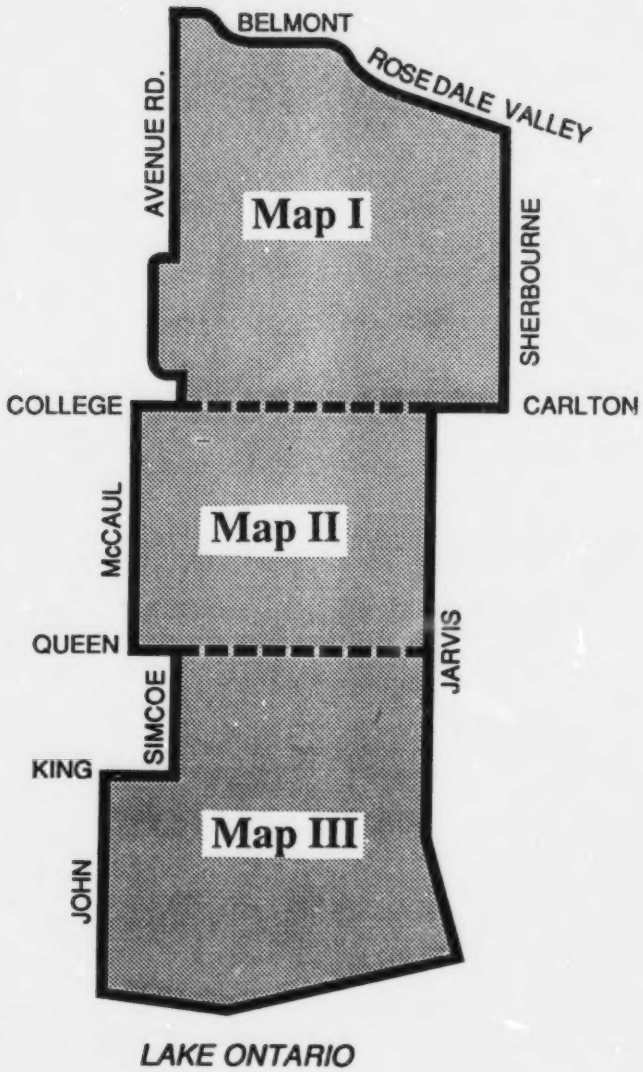
Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
29, 39, 45 Davenport Rd. Stone Church	mixed use	1.18	7
54, 54A, 60-80 Homewood Ave.	residential	1.19	36
440 Jarvis Street	institutional	1.20	51
460 Jarvis Street	mixed use	1.21	74
506 Jarvis Street	office, industrial	1.22	68
579, 581, 589 Jarvis St.	mixed use	1.23	31
1, 3, 11 McAlpine St.	mixed use	1.24	16
5, 11 St. Joseph St.	mixed use	1.25	19
50 St. Joseph St.	mixed use	1.26	1
1 St. Thomas St.	residential	1.27	21
16 St. Thomas St. Windsor Arms Hotel	hotel	1.28	20
540 Sherbourne Street	office	1.29	32
15 Wellesley St. East	mixed use	1.30	43
65 Wellesley St. East	mixed use	1.31	18
22, 24, 26 Wellesley St. W.	mixed use	1.32	28
717- 731 Yonge St.	office, retail	1.33	9
837 Yonge Street Canadian Tire Store	retail	1.34	4
11 Yorkville Avenue	mixed use	1.35	98
MAP II			
655 Bay Street	mixed use	2.1	27
712-730 Bay Street	office, retail	2.2	63

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
715 Bay Street (College Park Residential Phase 2)	residential	2.3	40
748 Bay Street	residential	2.4	41
767 Bay Street (College Park Commercial Phase 3)	office, retail	2.5	40
770 Bay Street	mixed use	2.6	70
21 Carlton Street	mixed use	2.7	42
108 Chestnut Street	mixed use	2.8	82
1 Dundas Street West	office, retail, hotel	2.9,2.10	11
50, 56 Gerrard St. E.	mixed use	2.11	47
33, 43 Gerrard St. W.	hotel expansion	2.12	59
17 Gould Street	garage, retail	2.13	62
300 Jarvis Street	residential	2.14	45
314 Jarvis Street	office	2.15	46
29 McCaul Street	residential	2.16	91
35, 37 McCaul Street	institutional	2.17	100
30 Mutual Street 88 Queen Street East (whole block)	mixed use	2.18	81
49 Mutual Street	office, retail	2.19	12
81-87 Mutual Street	residential	2.20	50
132, 142 St. Patrick St.	office	2.21	65
222 St. Patrick St.	medical	2.22	37

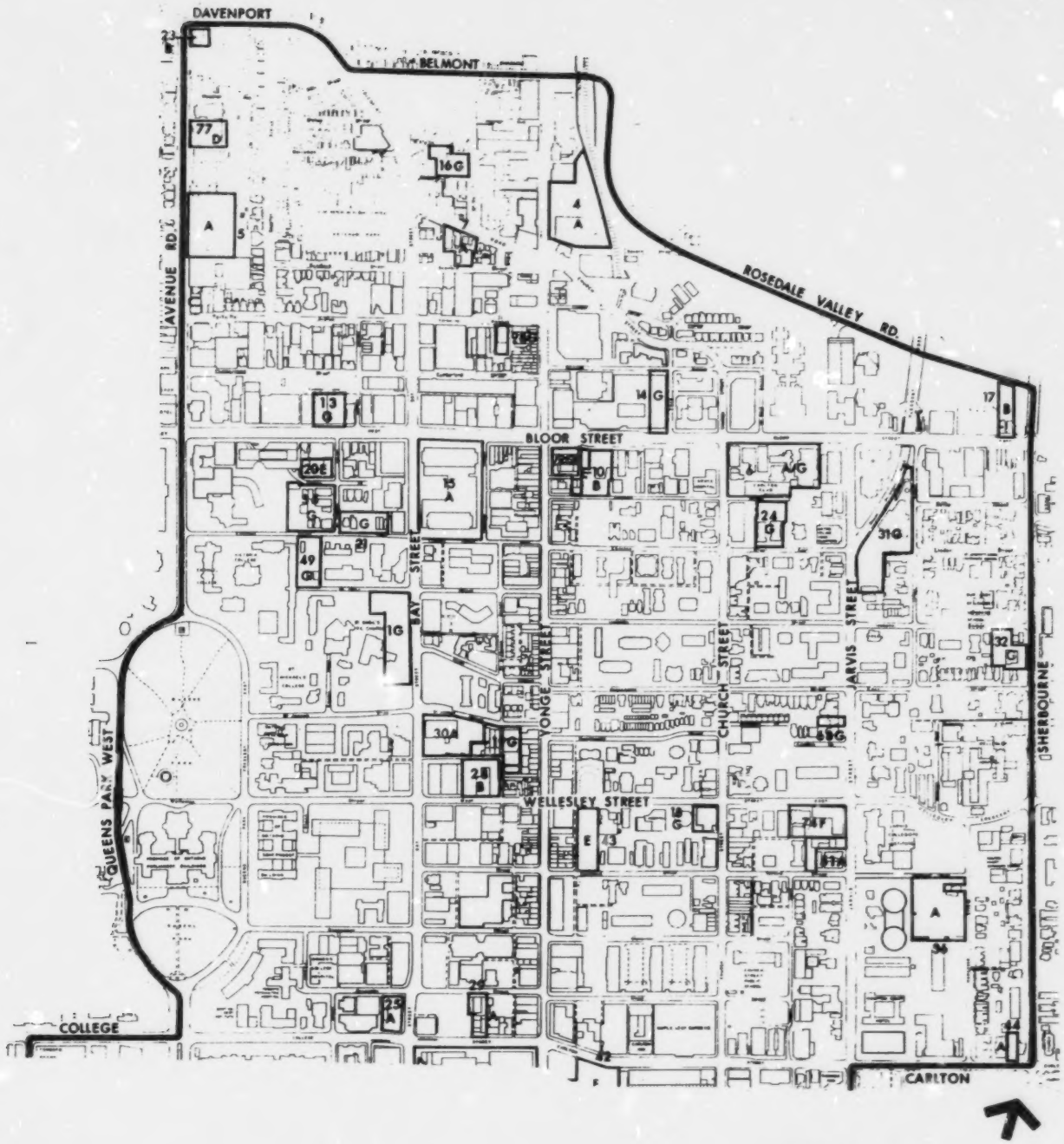
Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
248 Simcoe Street	residential	2.23	93
375, 393 University Ave.	office, retail	2.24	94
434,444,454 University Ave.	office, retail	2.25	93
555 University Ave.	hospital	2.26	61
277 Victoria Street	office	2.27	73
173-185 Yonge St.	office, retail	2.28	97
189 Yonge Street	mixed use	2.29	76
MAP III			
10 Bay Street Waterpark Place	mixed use	3.1	3
159-199 Bay Street BCE Place	office, retail	3.2,3.3	92
222-232 Bay Street Old Stock Exchange Bldg.	mixed use	3.4	80
304, 320 Bay Street Canada Permanent Mortgage	office	3.5	56
1 Church Street	parking garage	3.6	99
77 Front Street East	hotel	3.7	87
1 Front Street West	office	3.8	83
230 Front Street West Canadian Broadcasting Corporation Centre	mixed use	3.9,3.10	64
77, 99 Harbour Square	residential	3.11	66
60 Harbour Street and 30 Bay Street World Trade Centre	mixed use	3.12	39
37 King Street East	office	3.13	22

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
70, 92 King Street East	mixed use	3.14	89
26-44 King Street West Scotia Plaza	office, retail	3.15	53
69 Lombard Street	residential	3.16	78
77 Lombard Street	mixed use	3.17	26
123 Queen St. West	hotel	3.18	33
25 Richmond Street East	mixed use	3.19	86
73 Simcoe Street	residential	3.20	34
7 Station Street	office, retail pedestrian walkway	3.21	69
25, 45 The Esplanade	mixed use	3.22	52
75 The Esplanade	office	3.23	88
154 University Avenue	office, retail	3.24	57
60 Wellington Street East	mixed use	3.25	84
120 Wellington Street West	office	3.26	71
123, 125 Wellington St. W.	mixed use	3.27	58
10 Yonge St. (World Trade Centre)	mixed use	3.28	39
85- 107 Yonge Street	office, retail	3.29,3.30	95
100 Yonge Street	office, retail	3.31	60
126-130 Yonge Street, 16-26 Adelaide St. West (Markborough-Trizec)	office, retail	3.32	2
141-149 Yonge Street	office, retail	3.33,3.34	96
163-171 Yonge Street	mixed use	3.35	48

KEY MAP


BELMONT
ROSEDALE VALLEY
AVENUE RD.
Map I
SHERBOURNE
COLLEGE
CARLTON
McCAUL
Map II
QUEEN
JARVIS
SIMCOE
KING
Map III
JOHN
LAKE ONTARIO

MAP I



LEGEND

- A — UNDER CONSTRUCTION
- B — BUILDING PERMIT APPLICATION
- C — DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL / COMMISSIONER
- D — DEVELOPMENT REVIEW APPLICATION
- E — SITE SPECIFIC BY-LAW APPROVED BY O.M.B. / MINISTER, OR CERTIFIED
- F — SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
- G — O.P.A. AND / OR REZONING APPLICATION

Map Ref. No.: 5

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387004
Date of Application: January 6, 1987
Date of Revision: March 6, 1987

Confirmed Municipal Address: 67-87 Avenue Road
Nearest Intersection: e/s north of Bloor Street West

Project Description: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project.

Applicant	Agent	Architect
York Hannover Develop.Ltd.	Berridge Lewinberg	Webb Zerafa Menkes Housden
2 First Canadian Place	800-133 Richmond W	95 St. Clair Ave. W.
864-0164	364-9004	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	8980.0 m2	Height: Storeys:	7
Frontage:	irregular m	Metres:	30.22
Depth:	110.4 m		
Total:	43274.0 m2		
Ground Floor:	6760.0 m2	Parking Spaces:	Indoor 293 / Outdoor
Residential:	18042.0 m2		
Non-Residential:	15545.0 m2		

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	30
2 Bedroom:	48
3 Bedroom:	2
Total:	80

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12792.0 m2	
Retail:	15545.0 m2	
Other:	895.0 m2	
Parking & Loading:		14042.0 m2

DENSITY

Residential Density: 1.4
Non-Residential Density: 1.6
Total Density: 3.0

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 77

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387264
Date of Application: November 18, 1987
Date of Revision:

Confirmed Municipal Address: 111 Avenue Road
Nearest Intersection: east side north of Boswell Avenue

Project Description: An addition to an existing commercial building for commercial use

Applicant	Agent	Architect
111 Avenue Road Limited	Diamond, Fairbairn & Steinberg	
1700 - 2 St. Clair Ave. E.	393 University Ave.	
366-0744	971-7000	

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0 m
Site Specific Provision: 136-81

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 4107.9 m2
Frontage: 49.4 m
Depth: 83.6 m

Height: Storeys: 8 + 3 basements

Total: 15753.0 m2
Ground Floor: 1881.5 m2
Residential: none
Non-Residential: 13997.2 m2

Parking Spaces:	Indoor	Outdoor
	54	43

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	12521.6 m2	
Retail:	280.3 m2	923.7 m2
Services:	119.5 m2	152.1 m2
Parking & Loading (at)	998.7 m2	1755.8 m2

DENSITY
Non-Residential Density: 3.4

Total Density: 3.4

COMMENTS
Status: Application Received
Data Valid: June 30, 1988

Planner: S. Sane

Phone: 392-7187

Map. Ref. No.: 23

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387092
Date of Application: April 13, 1987
Date of Revision:

Confirmed Municipal Address: 165,169,171 Avenue Road
Nearest Intersection: s/e corner of Avenue Rd. & Davenport Rd.

Project
Description: Six-storey office building with grade-related retail

Applicant	Agent	Architect
Dakotaland Corp.	Stone,Kohn,McQuire,Vogt	same as agent
65 Queen Street West	400 - 100 Front St. E.	
362-6399	363-3000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U100
Height Limit: 22.05
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 5744.0 m2 (Phases I & II)
Site Area: 885.1 m2 (Phase II) Frontage: 25.8 m Depth: 33.4 m

Total:	4223.3 m2	Height: Storeys:	6 + basement
Ground Floor:	647.8 m2	Metres:	22.05
Residential:	none		
Non-Residential:	4223.3 m2		

	Indoor	Outdoor
Parking Spaces:	17	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	2816.0 m2	
Retail:	647.8 m2	
Parking & Loading:		759.5 m2

DENSITY
Non-Residential Density: .6 Total Density: .6

COMMENTS
Phase II of application 385129, 225 Davenport Rd. Density measured in relation to combined site for 165, 169, 171 Avenue Rd (application #387092) and 225 Davenport Rd (application #385129)

Status: A building permit application March 10, 1988
Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7187

APPLICATION

Map Ref. No.: 25

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387198
Date of Application: July 24, 1987
Date of Revision:

Confirmed Municipal Address: 800 Bay Street
Nearest Intersection: w/s at College Street

Project Description: Addition to existing office/commercial building for office uses

Applicant	Agent	Architect
800 Bay Incorporated 30A Hazelton Avenue 967-1311	Crang & Boake 85 Moatfield Drive 449-1203	same as agent

PLANNING CONTROLS (For details/verification refer to Chief Building Official

Official Plan Designation: HDRA
Zoning District: CR L4.5 U 480
Height Limit: 46.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2225.0 m2
Frontage: 63.0 m
Depth: irregular

Height: Storeys: 8 + basement
Metres: 31.8

Total:	19149.0 m2
Ground Floor:	2112.0 m2
Residential:	none
Non-Residential:	16576.0 m2

Parking Spaces:	Indoor	Outdoor
	55	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1102.0 m2	
Parking & Loading:	527.0 m2	1494.0 m2
Office:	14947.0 m2	
Services:	440.0 m2	639.0 m2

DENSITY

Non-Residential Density: 8.6

Total Density: 8.6

COMMENTS:

Status: Under construction

Date: June 30, 1988 Planner: S. Sane Phone: 392-7187

Map Ref. No.: 30

APPLICATION

Development Review:		Application Number:	1828
Rezoning:	X	Date of Application:	March 11, 1985
O.P.A.:	X	Date of Revision:	December 3, 1985

Confirmed Municipal Address: 1001 Bay Street (includes 981-997 Bay St. & 21 St. Joseph St.)
Nearest Intersection: east side from Phipps St. to St. Joseph St.

Project
Description: Mixed use building

Applicant	Agent	Architect
Stasscorp Holdings Ltd.	Weir & Foulds	OKUN
1001 Bay Street	2 First Cdn. Pl.	66 Gloucester Street
960-1001	365-1110	921-8914

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: MDMCRA, Sec. 11.181
Zoning District: CR L1 U350
Height Limit: 30.5 m
Site Specific Provision: 123-86

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 4590.0 m2
Total Floor Area: 62600.0 m
Height: Storeys: 33 and 24
Metres:

	Indoor	Outdoor
Parking Spaces:	345	
Loading Docks:		

DWELLING UNITS
Tenure: Condominium

Total: 570

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	39200.0 m2	
Retail:	1400.0 m2	
Recreation:	1800.0 m2	
Parking:		19400.0 m2
Other:	800.0 m2	

DENSITY
Residential Density: 9.0
Non-Residential Density: 0.3
Total Density: 9.3

COMMENTS
Part of site conveyed to City for assisted housing
Committee of Adjustment granted additional non-residential density

Status: Under construction
Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1994
Date of Application: April 2, 1987
Date of Revision:

Confirmed Municipal Address: 2 Bloor Street East
Nearest Intersection: n/e corner of Bloor St E and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay Complex

Applicant	Agent	Architect
Bramalea Limited 1867 Yonge Street 487-3861	same as applicant	Ziedler, Roberts 315 Queen St. W. 596-8300 Paul Northgrave 150 Eglinton Ave. E. 488-6884

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: HDMCRA, Section 11.22
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 449-80
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 1505.1 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: 25 (above existing garage)
Metres: 89.5

Total: 28150.0 m2
Ground Floor: 1505.1 m2
Residential: 26900.0 m2
Non-Residential: 1250.0 m2

Parking Spaces:	Indoor	Outdoor
	1143	0

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	103
2 Bedroom:	103
Total:	206

FLOOR AREA BREAKDOWN
(addition only)

Land Use	Above Grade	Below Grade
Residential:	26,900.0 m2	
Recreational:	1,250.0 m2	

DENSITY
Total Density (over entire site): Commercial: 10.3 x
Residential: 3.0 x

Status: Final Report
Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7355

Map Ref. No.: 10

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387225
Date of Application: August 28, 1987
Date of Revision:

Confirmed Municipal Address: 31 Bloor Street East
Nearest Intersection: s/s east of Roy Square

Project Description: A 17 storey office building with grade related retail and subway access

Applicant	Agent	Architect
Bramalea Properties Ltd.	Beinhaker/Irwin Assoc.	same as agent
1867 Yonge Street	240 Richmond St. W.	
487-3861	597-0473	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA By-law 600-86
Zoning District:	CR L4.5 U 350
Height Limit:	61.0 m
Site Specific Provision:	601-86
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3,298.2 m2	Height:	Storeys:	17 + basement
Frontage:	39.2 m		Metres:	76.81
Depth:	irregular m			
			Indoor	Outdoor
Gross Floor Area:	29,280.0 m2	Parking Spaces:	45	
Ground Floor:	2,184.7 m2	Loading Docks:	1	3

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	27,188.9 m2	
Retail:	1,560.0 m2	
Transportation:	291.2 m2	621.0 m2
Services:	1,272.5 m2	
Parking & Loading:		1,873.0 m2

DENSITY

Non-Residential Density: 8.8 Total Density: 8.8

COMMENTS

Status: Development Review Report dated January 8, 1988. Proposal includes density transfer from 2 Sultan St., 20 Charles Street E., 20-30 Asquith Ave. and 830 Church St. permitted by By-law 601-86.

Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7355

Map. Ref. No.: 6

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385094
Date of Application: June 25, 1985
Date of Revision:

Confirmed Municipal Address: 175 Bloor Street East
includes 165, 185 Bloor St. E;
647, 649, 651 Church St; and 94 Hayden St.

Nearest Intersection: s/e corner of Bloor St E and Church St

Project Description: Phase I Crown Life's office development utilizing density from adjacent St. Paul's Church

Applicant	Agent	Architect
CLICP Properties Ltd.	NORR	same as agent
	40 University Avenue	
928-7810	977-1266	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Historical Status: No
Height Limit: 61.0
Site Plan Control: 239-86
Site Specific Provision:

PROJECT INFORMATION

Frontage: 68.0 m
Site Area: 6600.0 m2
Total Floor Area: 33400.0 m2

Height: Storeys: 16

	Indoor	Outdoor
Parking Spaces:	89	52

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	29399.6 m2	
Retail:	730.0 m2	
Parking & Loading		4000.0 m2

DENSITY

Non-Residential Density: 4.45
Total Density: 4.45

COMMENTS:

Variances granted by the Committee of Adjustment

Status: Under construction

Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7355

APPLICATION

Map Ref. No.: 6

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1985
Date of Application: February 19, 1987
Date of Revision:

Confirmed Municipal Address: 175 and 227 Bloor Street East
Nearest Intersection: Bloor and Church Streets

Project Description: Phase 2 of Crown Life's office development

Applicant	Agent	Architect
Clico Properties Ltd.	Aird and Berlis	NORR
160 Bloor Street East	145 King St. W.	40 University Ave.
928-7751	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U350
Height Limit:	61 m
Site Specific Provision:	Sections 12(2)80 and 12(2) 132
Historical Status:	see comments
Site Plan Control:	By-law 615-79 and 239-86

PROJECT INFORMATION

Site Area: 12419.3 m2

Height: Storeys: 18
Metres: 72.8 m

	Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	5	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Church:	4,783.0 m2	
Office:	54,930.0 m2	
Retail:	1,678.0 m2	

DENSITY

Non-Residential Density: 4.5 Total Density: 4.5
(including street widening area, excluding existing church buildings)

COMMENTS

St. Paul's Church buildings are listed. Project utilizes density from adjacent St. Paul's Church.

Status: Preliminary report to Land Use Committee, November 18, 1987

Data Valid: June 30, 1988 Planner: Michael Ufford Phone: 392-7355

Map Ref. No.: 17

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387030
Date of Application: February 11, 1987
Date of Revision:

Confirmed Municipal Address: 400 Bloor Street East
Nearest Intersection: north side west of Sherbourne Street North
Project Description: A 75 unit residential building

Applicant	Agent	Architect
Guided Investments Ltd.	Osler, Hoskin & Harcourt	
208 - 66 Guided Court	Box 50, First Cdn. Pl.	
746-2141	362-2111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.140
Zoning District: CR L2 U300
Height Limit: 4.6
Site Specific Provision: 640-83 C/A Variance December 22, 1984

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1992.3 m2
Frontage: 25.8 m
Depth: irregular

Height: Storeys: 19 + PH Mech. + 3 basem
Metres: 55.3

Total:	15520.5 m2
Ground Floor:	978.7 m2
Residential:	10758.0 m2
Non-Residential:	4762.5 m2

Parking Spaces:	Indoor	Outdoor
	69	

DWELLING UNITS
Tenure: Condominium

Bachelors:	19
1 Bedroom:	28
2 Bedroom:	27
3+ Bedroom:	1
Total:	75

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10758.0 m2	
Parking & Loading:		4107.0 m2
Services:	655.5 m2	

DENSITY
Residential Density: 5.4 fsi
376 uph

Total Density: 5.4

COMMENTS:
Status: Building permit application May 9, 1988
Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 15

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386241
Date of Application: December 29, 1986
Date of Revision:

Confirmed Municipal Address: 55 Bloor Street West
Nearest Intersection: s/e corner of Bloor St W and Bay St.

Project
Description: Retail use infill addition to the mixed use project.

Applicant	Agent	Architect
Manufacturers Life	Goodman & Goodman	Clifford & Laurie
250 Bloor St. E.	20 Queen St. W.	45 St. Clair Ave. W.
926-5503	979-2211	960-9747

PLANNING CONTROLS (For details/verification refer to Chief Building Official

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 193-69

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 5775.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS

none

FLOOR AREA BREAKDOWN
(addition only)

Land Use	Above Grade	Below Grade
Retail:	5589.0 m2	
Other:	186.0 m2	

DENSITY

Total Density: Within Site Specific By-law 193-69

COMMENTS:

Committee of Adjustment application

Status: Under construction

Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 13

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2030
Date of Application: September 18, 1987
Date of Revision: March 18, 1988

Confirmed Municipal Address: 96, 100 Bloor Street West
Nearest Intersection: n/s east of Avenue Road

Project
Description: Multiple use commercial development

Applicant	Agent	Architect
Cineplex Odeon Corp.	Goodman and Carr	David Mesbur
1303 Yonge Street	2300- 200 King W	1303 Yonge Street
323-6600	595-2300	323-1380

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision:

Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2795.9 m2
Frontage: 55.3 m
Depth: irregular

Height: Storeys: 15 + Mech. PH + 4 basem
Metres: 57.6

Total: 26396.9 m2
Ground Floor: 2143.5 m2
Residential: none
Non-Residential: 20224.4 m2

Parking Spaces:	Indoor	Outdoor
	145	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Art Galleries:	2864.7 m2	
Theatre:	4913.0 m2	1512.9 m2
Retail:	1902.1 m2	
Hotel:	9031.7 m2	
Services:	1288.7 m2	60.0 m2
Parking & Loading:		4823.8 m2

DENSITY

Non-Residential Density: 7.7

Total Density: 7.7

COMMENTS:

Status: Preliminary Report dated June 2, 1988

Data Valid: June 30, 1988 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 44

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386169
Date of Application: September 2, 1986
Date of Revision:

Confirmed Municipal Address: 172 Carlton Street
Nearest Intersection: north side west of Sherbourne Street

Project
Description: A special assisted housing project

Applicant	Agent	Architect
Supportive Housing	Baldwin & Franklin	same as agent
Coalition of Metro Toronto	167 Richmond St. E.	
304-5917	364-4521	

PLANNING CONTROLS (For details/verification refer to Chief Building Official

Official Plan Designation: LDMCRA
Zoning District: R3 Z3
Height Limit: 18.0
Site Specific Provision: 334-81

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 641.1 m2 Frontage: 14.1 Depth: 45.8

Total Floor Area: 1335.0 m2

Height: Storeys: 31
Meters: 12.2

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS
Tenure: Rental

	Assisted
Bachelor:	22
1 Bedroom:	3
Total:	25

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	1335.0 m2	

DENSITY
Residential Density: 2.08 Total Density: 2.08

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: L. Alexander Phone: 392-7214

Map. Ref. No.: 24

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388005
Date of Application: January 21, 1988
Date of Revision:

Confirmed Municipal Address: 80 and 88 Charles Street East
Nearest Intersection: north side of Charles St. east of Church St.

Project Description: Addition and alterations to existing hotel building; conversion to apartment building

Applicant	Agent	Architect
80-88 Charles St. E. Development Corp. 400 - 47 Sheppard Ave. E. 226-6820	E.I. Richmond Arch. 30 St. Clair Ave. W. 961-1567	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	
Zoning District:	CR L1 U150
Height Limit:	45.7
Site Specific Provision:	239-86, 772-83, 773-83
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3334.5 m2	Height:	Storeys:	9
Frontage:	49.4 m		Metres:	
Depth:	67.5 m			

			Indoor	Outdoor
Total:	12253.7 m2			
Ground Floor:	1081.1 m2	Parking Spaces:	27	46
Residential:	10382.1 m2	Loading Docks:		
Non-Residential:	134.9 m2			

DWELLING UNITS

Tenure: Condominium

Bachelors:	30
1 Bedroom:	85
2 Bedroom:	16
3+ Bedroom:	1
Total:	132

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10327.6 m2	54.5 m2
Retail:		134.9 m2
Services:		457.8 m2
Parking & Loading:		1143.2 m2
Recreation Space:		135.7 m2

DENSITY

Residential Density: 3.11
Non-Residential Density: 0.04
Total Density: 3.15

COMMENTS

Status: Application Received
Data Valid: June 30, 1988 Planner: L. Alexander Phone: 392-7214

Map Ref. No.: 35

APPLICATION

Development Review:		Application Number:	1968
Rezoning:	X	Date of Application:	January 7, 1987
O.P.A.:	X	Date of Revision:	June 28, 1988

Confirmed Municipal Address: 100,102,104,106,108,110 Charles St. W. 21, 23 Sultan St., 4 St. Thomas St. and east part 95 Queen's Park

Nearest Intersection: north side of Charles St. W. east of Queen's Park

Project Description: A hotel and related commercial use building (north lot)

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne McKenna Blumberg
63 Queen's Park Cres.	20 Queen St. West	322 King St. West
585-4506	979-2211	977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA, Institutional District
Zoning District:	QR L2 U150, R3 Z3
Height Limit:	H23 H11.6
Site Specific Provision:	93-80, 386-80, 473-80
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6,111.0 m2	Height:	Storeys: 9 + mezzanine + Penthouse + 2 basements
Frontage:	117.1 m2		
Depth:	irregular	Metres:	34.3

			Indoor	Outdoor
Total:	29,365.0 m2			
Ground Floor:	2,600.0 m2	Parking Spaces:	170	
Residential:	m2	Loading Docks:	5	
Non-Residential:	21,990.0 m2			

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	21,990.0 m2	
Parking & Loading:		7,375.0 m2

DENSITY

Non-Residential Density:	2.42	Total Density:	2.42

COMMENTS
100 Charles St. is listed. See also Page 1.16, Map Reference 49

Status: Preliminary Report
Data Valid: June 30, 1988 Planner: Michael Ufford Phone: 392-7355

Map Ref. No.: 49

APPLICATION

Development Review:		Application Number:	1968
Rezoning:	X	Date of Application:	January 7, 1987
O.P.A.:	X	Date of Revision:	June 28, 1988

Confirmed Municipal Address: 85 Charles St. W. and 78,80,82 St. Mary St.
Nearest Intersection: south side of Charles St. W. east of Queen's Park

Project Description: A student housing building containing 67 dwelling units (south lot)

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne McKenna Blumberg
63 Queen's Park Cres.	20 Queen St. West	322 King St. West
585-4506	979-2211	977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Institutional District
Zoning District:	R.4 Z.4
Height Limit:	H 14
Site Specific Provision:	93-80, 386-80, 473-80
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2,946.0 m2	Height: Storeys:	6 + penthouse + 2 basements
Frontage:	36.6 m2		
Depth:	73.3 m2	Metres:	25.0
Total:	14,838.0 m2		
Ground Floor:	1,240.0 m2	Parking Spaces:	Indoor 156 Outdoor
Residential:	9,438.0 m2		
Non-Residential:	m2		

DWELLING UNITS
Tenure: Rental
Total: 67 units (242 beds)

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	9,438.0 m2	
Parking & Loading:		5,400 m2

DENSITY
Residential Density: 3.56

Total Density: 3.56

COMMENTS
Status: Application Received. See also Page 1.15, Map Reference 35

Data Valid: June 30, 1988 Planner: Michael Ufford Phone: 392-7355

Map Ref. No.: 29

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1950
Date of Application: September 30, 1986
Date of Revision:

Confirmed Municipal Address: 30 College Street (includes 30, 34 College St; & 23, 27 Grenville Street)
Nearest Intersection: north side west of Yonge Street

Project Description: Mixed commercial/residential building; four storey office building on College Street and a 26 storey condominium on Grenville St.

Applicant	Agent	Architect
First College Grenville Holdings 868-1080	same as applicant	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150 Historical Status: see Comments
Height Limit: 18.0 Site Plan Control: 239-86
Site Specific Provision: 110-86, 285-87, 259-87

PROJECT INFORMATION
Site Area: 1803.9 m2 Frontage: 24.5 m Depth: irregular

Total Floor Area: 16443.0 m2 Height: Storeys: 26
Metres: 76.2

	Indoor	Outdoor
Parking Spaces:	140	

DWELLING UNITS

Tenure: Condominium
Bachelor: 23
1 Bedroom: 184
Total: 207

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13750.0 m2	
Office:	2025.0 m2	
Retail:	158.0 m2	
Parking & Loading:		6343.0 m2

DENSITY
Residential Density: 7.6 Total Density: 9.1
Non-Residential Density: 1.5

COMMENTS:
30,34 College and 23 Grenville are designated

Status: Under Construction
Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 7

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 31067/385052/386125
Date of Application: April 18, 1985
Date of Revision: June 27, 1986

Confirmed Municipal Address: 39 Davenport Road (includes: 29 & 45 Davenport Rd.; 40 Scollard Street)
Nearest Intersection: south side east of Bay Street

Project: Phase I: A new sanctuary for the existing church on DavenportD Phase II replaces existing church by extension of the new sanctuary.

Applicant	Agent	Architect
Trustees of the Stone Church Pentecostal Assembly	Carson Woods (Arch)	same as agent
921-7939	12 Cumberland	
	923-2775	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.5 U250
Height Limit: 46.0
Site Specific Provision: 418-82
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2700.0 m2
Total Floor Area: 9275.53 m2

Height: Storeys: 15
Metres: 46.0

Parking Spaces:	Indoor	Outdoor
	188	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	98
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5588.0 m2	50.0 m2
Inst. Church:	3044.0 m2	
Office:	427.7 m2	
Parking & Loading:		5300.0 m2
Recreation:	1570.0 m2	
Retail:	165.8 m2	

DENSITY

Residential Density: 2.1
Non-Residential Density: 1.4
Total Density: 3.5

COMMENTS:

Status: Under Construction
Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 36

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1239
Date of Application: November 18, 1976
Date of Revision: June 25, 1982

Confirmed Municipal Address: 54,54A,64-80 Homewood Avenue, 8-22 Suffolk Street, 3-15 Maitland Place
Nearest Intersection: s/w corner of Homewood Ave. and Maitland Pl.

Project Description: A 21 storey condominium, a 5 storey building with 34 grade related units, and open space.

Applicant	Agent	Architect
Philmore (L'Esprit) Corp.	Lyons, Goodman, Iacano, Smith and Berkow	E. I. Richmond 30 St. Clair Ave. W.
226-6820	869-0123	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R3 Z4
Height Limit: 30.5
Site Specific Provision: 522-83
Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 9339.0 m2 Frontage: 96.8 m2 Depth: Irregular

Total Floor Area: 34800 m2 Height: Storeys: 21 and 5
Metres: 62.9 and 18.8

	Indoor	Outdoor
Parking Spaces:	455	2

DWELLING UNITS
Tenure: Condominium

Bachelors:	15
1 Bedroom:	342
2 Bedroom:	53
Total:	410

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	27894.0 m2	
Other:	3327.4 m2	
Parkland:	1600.0 m2	

DENSITY
Residential Density: 382 uph

COMMENTS:
72 Homewood Avenue is designated

Retention of an historic building. Part of Homewood Jarvis concept plan.

Status: Under construction
Data Valid: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

Map Ref. No.: 51

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1977
Date of Application: Jan. 1, 1987
Date of Revision: July 2, 1987

Confirmed Municipal Address: 440 Jarvis Street
Nearest Intersection: west side south of Wellesley Street East

Project Description: Addition to the C.M. Hincks Treatment Centre for a Training and Resource Centre in the field of children's mental health

Applicant	Agent	Architect
C.M. Hincks Treatment Cr. 440 Jarvis Street 924-1164	Shore Tilbe Henschel 4 New Street 922-7711	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R.4 Z.4
Height Limit: 30.5
Site Specific Provision: 55-88
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2053.3 m2 Frontage: 24.5 m Depth: irregular

Total:	4560.3 m2
Ground Floor:	595.9 m2
Residential:	none
Non-Residential:	4560.3 m2

Height: Storeys: 5 + basement

	On Site	Off Site
Parking Spaces:	9	7
Loading Docks:	1	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	1662.0 m2	

DENSITY

Non-Residential Density: 2.2
Total Density: 2.2

COMMENTS

Status: Under construction

Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 74

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2017
Date of Application: July 27, 1987
Date of Revision: April 6, 1988

Confirmed Municipal Address: 460 Jarvis Street
(includes 95 Wellesley Street East)
Nearest Intersection: w/s at Wellesley Street East
Project Description: Mixed-use, primarily assisted housing project

Applicant	Agent	Architect
582212 Ontario Limited	Lyons, Goodman, Iacono	E. I. Richmond
256 Jarvis Street	Smith and Berkow	30 St. Clair Ave. W.
591-5414	130 Adelaide W.	961-1567
	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA
Zoning District:	R.4 Z.4
Height Limit:	30.5
Site Specific Provision:	524-88, 525-88
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4550.0 m2	Height: Storeys:	15 + PH + 2 basements
Frontage:	50.5 m	Metres:	47.5
Depth:	irregular		
		Indoor	Outdoor
Total:	26936.6 m2	Parking Spaces: 161	10
Ground Floor:	2725.0 m2		
Residential:	12375.0 m2		
Non-Residential:	8245.0 m2		

DWELLING UNITS

Tenure: Rental

	Private
Bachelors:	105
1 Bedroom:	107
Total:	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11985.0 m2	
Res. Rec.:	390.0 m2	
Office:	7245.0 m2	
Retail:	1000.0 m2	
Services		698.4 m2
Parking & Loading:	232.3 m2	5618.2 m2

DENSITY

Residential Density:	2.7	Total Density:	4.5
Non-Residential Density:	1.8		

COMMENTS:
Status: Site Specific Bylaws approved by Council, June 17, 1988
Date: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Map Ref. No.: 68

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2015
Date of Application: July 22, 1987
Date of Revision:

Confirmed Municipal Address: 506 Jarvis Street
Nearest Intersection: west side south of Cawthra Avenue

Project
Description: an office-warehouse development

Applicant	Agent	Architect
B.A. Lebedinsky	Posthumus and Abols	same as applicant
219 - 4195 Dundas St. W.	1900 - 700 Bay Street	
239-5903	598-0747	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R.3 Z.3
Height Limit: 11.6 m
Site Specific Provision:

Historical Status: listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 697.8 m2
Frontage: 15.2 m
Depth: 45.8 m

Height: Storeys: 2.5 + basement
Metres: 14.0

Total: 1328.6 m2
Ground Floor: 350.2 m2
Residential: none
Non-Residential: 1328.6 m2

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	978.3 m2	
Warehouse:		350.8 m2

DENSITY
Non-Residential Density: 1.9

Total Density: 1.9

COMMENTS
Status: Application received. Applicant is not proceeding.

Data Valid: June 30, 1988 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 31

APPLICATION

Development Review:		Application Number:	2070
Rezoning:	x	Date of Application:	March 17, 1988
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 100 Huntley St., 579,581,587,589 Jarvis St.
Nearest Intersection: s/e corner of Jarvis and Bloor streets

Project Description: Mixed use, office-residential project

Applicant	Agent	Architect
Confederation Life Ins. Co.	Berridge, Lewinberg, Greenberg	Ziedler Roberts
321 Bloor Street East	800 - 133 Richmond St. W	315 Queen St. W.
323-8926	363-9004	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation:
Zoning District: CR L1 U150
Height Limit: 18.0 m
Site Specific Provision:

Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	8949.7 m2	Height: Storeys:	18 + 4 basements
Frontage:	167.2 m	Metres:	74.6
Depth:	irregular		
Total:	69903.2 m2		
Ground Floor:	m2		Indoor Outdoor
Residential:	2990.6 m2	Parking Spaces:	498
Non-Residential:	47750.6 m2		

DWELLING UNITS

Tenure:	Private
Bachelors:	6
1 Bedroom:	23
2 Bedroom:	3
Total:	32

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2990.6 m2	
Office:	47750.6 m2	
Services:	2969.5 m2	
Parking & Loading:		16192.5 m2

DENSITY

Residential Density:	.3	Total Density:	5.6
Non-Residential Density:	5.3		

COMMENTS: 100 Huntley Street and 321 Bloor St. E. are listed
Status: Preliminary Report dated May 18, 1988
Data Valid: June 30, 1988 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 16

APPLICATION

Development Review:	X	Application Number:	2091
Rezoning:	X	Date of Application:	June 28, 1988
O.P.A.:	X	Date of Revision:	

Confirmed Municipal Address: 1, 3, 11 McAlpine St. and 26, 30, 32, 34, 36, 38 McMurrich St.
Nearest Intersection: w/s at McMurrich and McAlpine Street

Project
Description: A primarily residential mixed-use building

Applicant	Agent	Architect
The Goldman Group 1155 Yonge Street 962-9080	Gabor & Popper 113 Dupont Street 928-0123	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Medium Density Residence
Zoning District:	R.3 Z.4
Height Limit:	18 m
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3,699.5 m2	Height: Storeys:	9
Frontage:	46.7 m	Metres:	26 m
Depth:	67.1 m		
Total:	13,041.0 m2		Indoor Outdoor
Ground Floor:	2,540.7 m2	Parking Spaces:	130
Residential:	11,339.0 m2	Loading Docks:	1
Non-Residential:	1,398.0 m2		

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	31
2 Bedroom:	77
Total:	108

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	1,398.0 m2	
Residential:	11,339.0 m2	

DENSITY

Residential Density: 3.1
Non-Residential Density: .46
Total Density: 3.5

COMMENTS

Status: Preliminary Report

Data Valid: June 30, 1988 Planner: Rollin Stanley Phone: 392-7355

Map Ref. No.: 19

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2013
Date of Application: June 30, 1987
Date of Revision:

Confirmed Municipal Address: 5, 11 St. Joseph St., 10 Phipps St.
9, 15 St. Nicholas St.,
Nearest Intersection: n/w corner Phipps & St. Nicholas streets

Project
Description: Mixed used development

Applicant	Agent	Architect
Dovestar Development Ltd.	Diamond Fairbairn	Clarke Darling Downey
25 St. Nicholas Street	& Steinberg	3 Church Street
923-6383	393 University Ave.	868-6036
	971-7000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L2 U350 Historical Status: see Comments
Height Limit: 23.0 Site Plan Control: 239-86
Site Specific Provision:

PROJECT INFORMATION
Site Area: 3855.3 m2 Frontage: 57.3 m Depth: irregular

Total:	30086.7 m2	Height: Storeys:	17 + 2 basements
Ground Floor:	1001.1 m2	Metres:	35.8
Residential:	17763.9 m2		
Non-Residential:	12322.9 m2		

	Indoor	Outdoor
Parking Spaces:	185	
Loading Docks:	2	

DWELLING UNITS

Tenure: Condominium	Private
Bachelors:	34
1 Bedroom:	89
2 Bedroom:	26
Total	149

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	17763.9 m2	
Office:	9793.5 m2	
Retail:	2529.4 m2	
Services:		399.8 m2
Parking & Loading:		5241.2 m2

DENSITY
Residential Density: 4.6 Total Density: 7.8
Non-Residential Density: 3.2

COMMENTS:
5, 11 St. Joseph Street and 9,15 St. Nicholas Street are listed

Status: Preliminary report adopted December 2, 1987
Data Valid: June 30, 1988 Planner: T. Keefe Phone: 392-7355

APPLICATION

Map Ref. No.: 1

Development Review:
Rezoning: X
O.P.A.: X

Application Number: 2089
Date of Application: June 20, 1988
Date of Revision:

Confirmed Municipal Address: east side of 50 St. Joseph Street
Nearest Intersection: north side of Bay Street

Project
Description: mixed use development

Applicant	Agent	Architect
Rovecrest Dev. Ltd.	Aird & Berlis	A.J. Diamond & Partners
4800 Dufferin Street	145 King St. West	2 Berkeley Street
661-9290	364-1241	862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation:
Zoning District: CRL2U350
Height Limit: 46.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 9,499.2 m2
Frontage: 101.8 m
Depth: irregular m

Height: Storeys: 41 + 4 basements
Metres: 121.0

		Indoor	Outdoor
Total:	121,193.5 m2		
Ground Floor:	m2		
Residential:	72,462.0 m2		
Non-Residential:	18,580.0 m2		
Parking Spaces:		900	

DWELLING UNITS

Tenure: Condominium
Total: 624

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	72,462.0m2	
Institutional:	888.0m2	
Office:	15,330.0 m2	
Retail:	3,250.0 m2	
Parking & Loading:		29,263.5 m2

DENSITY
Residential Density:
Non-Residential Density:

Total Density:

COMMENTS
Status: Application Received
Data Valid: June 30, 1988

Planner: M. Ufford Phone: 392-7355

Map Ref. No.: 21

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1932
Date of Application: June 12, 1986
Date of Revision: November 19, 1987

Confirmed Municipal Address: 1 St. Thomas St. & 76,78,80 Charles St. W.
Nearest Intersection: n/e corner of St. Thomas and Charles streets

Project Description: A new condominium building with retention of three designated buildings

Applicant	Agent	Architect
One St. Thomas Limited	Goodman & Carr	Peter Turner
9 Price Street	200 King St. W.	953A Eglinton Ave. E.
968-1771	595-2300	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Medium Density Residence Area
Zoning District: R.3 Z.3
Historical Status: see Comments
Height Limit: 11.6
Site Plan Control: Yes
Site Specific Provision: LDMCR (Part II Plan and Site Specific)

PROJECT INFORMATION

Site Area:	2024.5 m2
Frontage:	73.9 m
Depth:	irregular

Total:	18627.8 m2
Group Floor:	1426.1 m2
Residential:	14617.4 m2
Non-Residential:	none

Height: Storeys: 13 + 4 basements
Metres: 40.5

	Indoor
Parking Spaces:	75
Loading Docks:	1

DWELLING UNITS

Tenure: Condominium

2 Bedroom:	1
3+ Bedroom:	31
Total:	32

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	14617.4 m2	
Services:		201.0 m2
Parking & Loading:		3799.4 m2

DENSITY

Residential Density: 124 uph
Non-Residential Density: 0.28

COMMENTS:
76,78,80 Charles Street West are designated

Status: Final report referred back to Planning Advisory Committee
Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7355

APPLICATION

Map Ref. No.: 20

Development Review: x
Rezoning:
O.P.A.:

Application Number: 1344
Date of Application: June 15, 1978
Date of Revision: August 28, 1985

Confirmed Municipal Address: 16 St. Thomas Street
Nearest Intersection: n/w corner of St. Thomas and Sultan streets

Project Description: A 7500 sq.m. addition on top of the existing 81 room four storey hotel

Applicant	Agent	Architect
Windsor Arms Hotel Ltd.	Gardiner, Roberts	
22 St. Thomas St.	120 Adelaide St. W.	
979-2341	367-0620	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 18.0 m
Site Specific Provision: 215-86

Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1,700.0 m2
Total Fl. Area: 12,200.0 m

Height: Storeys: 20
Metres: 61.5

Parking Spaces:	Indoor	Outdoor
		35

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	12,200.0 m2	

DENSITY

Non-Residential Density: 7.3 Total Density: 7.3

COMMENTS

16 St. Thomas Street is listed

Status: By-laws approved by OMB

Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 32

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1990
Date of Application: March 16, 1987
Date of Revision: May 27, 1987

Confirmed Municipal Address: 540 Sherbourne Street
Nearest Intersection: west side south of Isabella Street

Project Description: Addition to residential development with an increase of dwelling units from 93 to 120

Applicant	Agent	Architect
360500 Ontario Limited	Goodman and Carr	Volgyesi & Propst
805 Lakeshore Blvd. E.	2300 - 200 King St. W.	106 Front St. E.
466-2178	595-2300	869-1015

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: MDRA
Zoning District: R.3 Z.4
Height Limit: 18
Site Specific Provision: No
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 2898.4 m2 Frontage: 44.5 m Depth: irregular

Total: 12062.1 m2
Ground Floor: 436.7 m2
Residential: 12062.1 m2
Non-Residential: none

Height: Storeys: 14 + 2 basements

	Indoor	Outdoor
Parking Spaces:	70	35

DWELLING UNITS
Tenure: Rental

	Private
Bachelors:	52
1 Bedroom:	67
2 Bedrooms:	1
Total:	120

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	9071.4 m2	
Services:		714.6 m2
Parking & Loading:	812.9 m2	2276.1 m2

DENSITY
Residential Density: 4.2 Total Density: 4.2

COMMENTS:
Status: Final report approved by Land Use Committee, November 18, 1987

Data Valid: June 30, 1988 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 43

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1682
Date of Application: April 21, 1983
Date of Revision: August 24, 1984

Confirmed Municipal Address: 15 Wellesley Street East
Nearest Intersection: south side east of Yonge Street

Project Description: Two apartment buildings connected by a five-storey Toronto Parking Authority parking structure.

Applicant	Agent	Architect
Toronto Parking Authority 33 Queen St. East 393-7275	Cityhome 112 Elizabeth St. 392-7374	Carruthers and Shaw 200 Adelaide St. W. 977-7485

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA, Sec. 11.163
Zoning District: R3 Z3
Height Limit: 30.5
Site Specific Provision: 462-85
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3940.0 m2
Total Floor Area: 26400.0 m2

Height: Storeys: 14 and 9

Parking Spaces:	Indoor	Outdoor
	414	

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelor:	8
1 Bedroom:	40
2 Bedroom:	50
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Resential:	11600.0 m2	
Retail:	500.0 m2	
Parking & Loading:	14300.0 m2	

DENSITY

Residential Density: 2.95
Non-Residential Density: 3.7

Total Density: 6.65

COMMENTS:

Status: By-Laws approved by O.M.B. February 13, 1986

Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7339

Map Ref. No.: 18

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387172
Date of Application: July 7, 1987
Date of Revision:

Confirmed Municipal Address: 65 Wellesley Street East
Nearest Intersection: s/s at Church Street

Project Description: Fifth floor addition on top of commercial/ residential building for office uses

Applicant	Agent	Architect
Churwell Dev. Ltd. 55 Baywood Road 741-9133	Kelton & Lacka Arch. 107 - 300 N. Queen St. 626-7277	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.3
Site Specific Provision: none
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3321.0 m2 Frontage: 103. 0 m Depth: irregular

Total:	15559.1 m2
Ground Floor:	2385.6 m2
Residential:	1155.5 m2
Non-Residential:	14403.6 m2

Height: Storeys: 5 + 2 basements
Metres: 25.7

Indoor
Parking Spaces: 154
Loading Docks:

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	1023.1 m2	

DENSITY

Non-Residential Density: 2.76 Total Density: 2.76

COMMENTS:

Status: Development Review Report
Date: June 30, 1988 Planner: R. Stanley Phone: 392-7355

APPLICATION

Map Ref. No.: 28

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387188
Date of Application: July 27, 1987
Date of Revision:

Confirmed Municipal Address: 22,24,26 Wellesley St. W. & 3,15,19 Phipps
Nearest Intersection: n/s east of St. Nicholas Street

Project
Description: A 29 storey mixed commercial & residential building

Applicant	Agent	Architect
Century Plaza of Toronto	Diamond, Fairbairn & Steinberg	
1710 - 2 Bloor St. W.	300 - 111 Richmond St. W	
923-4221	366-8000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	
Zoning District:	CR L2 U150; CR L2 U350
Height Limit:	18.0; 23.0
Site Specific Provision:	79-87, 80-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3891.1 m2	Height: Storeys:	29
Frontage:	63.5 m	Metres:	85.8
Depth:	61.2 m		
Total:	42418.6 m2		
Ground Floor:	1958.0 m2		Indoor / Outdoor
Residential:	28731.0 m2	Parking Spaces:	247
Non-Residential:	1622.0 m2	Loading Docks:	3

DWELLING UNITS

Tenure: Condominium
Private

Bachelors:	6
1 Bedroom:	263
2 Bedroom:	83
Total:	352

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	28731.0 m2	
Retail:	774.6 m2	
Warehouse:		714.0 m2
Office:	847.4 m2	
Services:	407.3 m2	61.6 m2
Parking & Loading:		10882.7 m2

DENSITY

Residential Density:	7.4	Total Density:	7.8
Non-Residential Density:	0.4		

COMMENTS:
Status: Building permit application, January 21, 1988
Date: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 9

APPLICATION
Development Review:
Rezoning: X
O.P.A.: X

Application Number: 2086
Date of Application: May 30, 1988
Date of Revision:

Confirmed Municipal Address: 717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. East, and 14 Hayden St.
Nearest Intersection: south east corner of Yonge and Bloor Street East

Project Description: Office-retail development

Applicant	Agent	Architect
696702, 474883 Ontario Ltd.	Greenspan-Thomson, Roger Barr	Young Wright
3100 - 390 Bay Street	3100 - 390 Bay St.	172 St. George St.
868-3100	868-3100	M5R 2M7
		968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: LDMCRA and HDMCRA
Zoning District: CRL2U150
Height Limit: 18.3
Site Specific Provision: 38-580

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 3,636.7 m
Frontage: 47.3 m
Depth: irregular m

Height: Storeys: 24 + penthouse + 3 basements
Metres: 96.6

Total: 49,377.3 m2
Ground Floor: 2,469.2 m2
Residential: m2
Non-Residential: 43,031.1 m2

	Indoor	Outdoor
Parking Spaces:	165	
Loading Docks:		

DWELLING UNITS

Tenure: Rental

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36,642.0 m2	
Retail:	5,180.1 m2	1,209.0 m2
Ped. Walk W.:	432.5 m2	548.7 m2
Parking & Loading at:		5,365.0 m2

DENSITY
Non-Residential Density: 11.8

Total Density: 11.8

COMMENTS
Status: Application Received
Data Valid: June 30, 1988 Planner: T. Keefe Phone: 392-7355

APPLICATION

Map Ref. No.: 4

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385075
Date of Application: May 22, 1985
Date of Revision: April 17, 1986

Confirmed Municipal Address: 837 Yonge Street (includes 837R Yonge St)
Nearest Intersection: east side north of Church St.

Project
Description: New retail store and office use. Historic facade retained

Applicant	Agent	Architect
Canadian Tire Corp. Ltd. 480-3200	Inducon Consultants of Canada Ltd. 494-2800	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U300
Height Limit: 46.0
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 11100.0 m2
Total Floor Area: 17200.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	170	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	700.0 m2	
Retail:	6000.0 m2	
Parking & Loading:		8000.0 m2
Warehouse:	2400.0 m2	

DENSITY

Non-Residential Density: 1.5

Total Density: 1.5

COMMENTS:

837 Yonge Street is listed, part of existing building to be parking garage

Status: Under construction

Data Valid: June 30, 1988 Planner: Midtown Phone: 392-7355

Map Ref. No.: 98

APPLICATION

Development Review:		Application Number:	2022
Rezoning:	X	Date of Application:	August 21, 1987
O.P.A.:	X	Date of Revision:	May 6, 1988

Confirmed Municipal Address: 11 Yorkville Avenue
Nearest Intersection: south side west of Yonge Street

Project Description: Nine storey mixed use project

Applicant	Agent	Architect
Eleven Yorkville Ltd.	Diamond, Fairbank & Steinberg	Kirshenblatt & Korman Assoc.
11 Yorkville Avenue	300 - 111 Richmond West	388 Mount Pleasant Rd.
962-6998	366-8000	485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5 U250
Height Limit:	30.5
Site Specific Provision:	
Historical Status:	no
Site Plan Control:	230-86

PROJECT INFORMATION

Site Area:	1,243.2 m2	Height: Storeys:	9 + mezzanine + basement
Frontage:	25.7 m	Metres:	27.2
Depth:	50.7 m		
Total:	8,396.4 m2		Indoor Outdoor
Ground Floor:	1,159.7 m2	Parking Spaces:	52
Residential:	3,603.6 m2	Loading Docks:	
Non-Residential:	3,356.5 m2		

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	42
Total:	42

FLOOR AREA BREAKDOWN

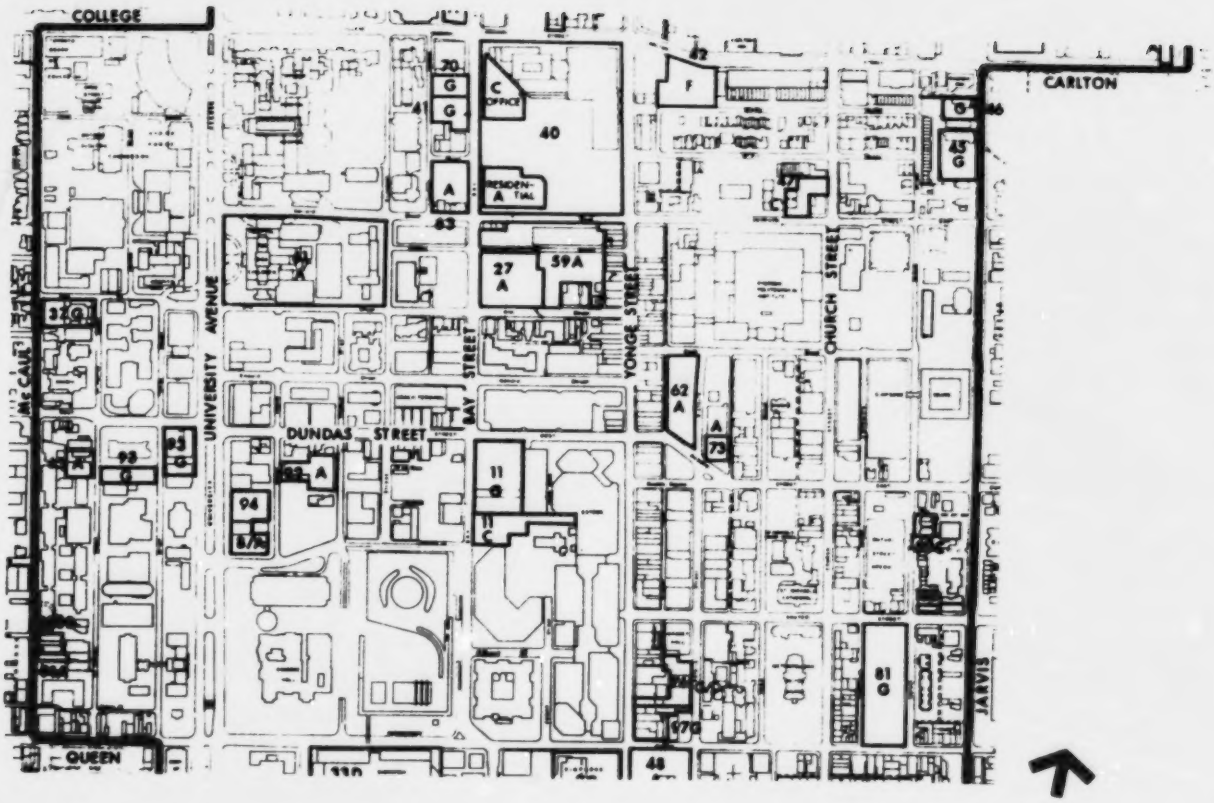
Land Use	Above Grade	Below Grade
Retail:	1,079.5 m2	
Parking & Loading:	568.8 m2	1,538.5 m2
Residential:	3,603.6 m2	
Office:	2,277.0 m2	

DENSITY

Residential Density:	2.9	Total Density:	5.6
Non-Residential Density:	2.7		

COMMENTS
Status: Application Received
Data Valid: June 30, 1988 Planner: T. Keefe Phone: 392-7355

MAP II



LEGEND

- A — UNDER CONSTRUCTION
- B — BUILDING PERMIT APPLICATION
- C — DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL / COMMISSIONER
- D — DEVELOPMENT REVIEW APPLICATION
- E — SITE SPECIFIC BY-LAW APPROVED BY O.M.B. / MINISTER, OR CERTIFIED
- F — SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
- G — O.P.A. AND / OR REZONING APPLICATION

Map Ref. No.: 27

APPLICATION

Development Review:	x	Application Number:	2047
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	June 24, 1988

Confirmed Municipal Address: 655 Bay St., 55,63,67, & 73 Walton St.
Nearest Intersection: east side of Bay, between Elm & Walton sts.

Project
Description: A 33-storey mixed commercial/residential complex

Applicant	Agent	Architect
Minto Construction Ltd.	Shibley, Righton & McCutcheon	Webb Zerafa Menkes Housden
20 Dundas St. W.	401 Bay Street	95 St. Clair Ave. W.
977-7098	363-9381	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U400
Height Limit:	76.0 m
Site Specific Provision:	
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6647.9 m2	Height: Storeys:	33 + 3 basements
Frontage:	73.7 m	Metres:	93.2
Depth:	irregular		

			Indoor	Outdoor
Total:	86132.8 m2			
Ground Floor:	3462.4 m2	Parking Spaces:	377	
Residential:	35433.5 m2	Loading Docks:	5	
Non-Residential:	29211.5 m2			

DWELLING UNITS

Tenure: Condominium

Bachelors:	62
1 Bedroom:	310
2 Bedroom:	62
Total:	434

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	35433.5 m2	
Office:	27905.5 m2	
Retail:	1306.0 m2	
Parking & Loading:		19800.0 m2
Recreation:	1687.8 m2	

DENSITY

Residential Density:	5.33	Total Density:	9.72
Non-Residential Density:	4.39		

COMMENTS
Status: Under construction
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

APPLICATION

Map Ref. No.: 63

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387133
Date of Application: June 1, 1987
Date of Revision:

Confirmed Municipal Address: 712,714,716,720,724,728,730 Bay St. & 68,70,74,76,80,84 Gerrard St. W. & 11,17 La Plante Ave. & 63,65 Hayter St.

Nearest Intersection: n/w corner of Bay Street and Gerrard St. W.

Project Description: To construct a new office building and to renovate existing historical buildings

Applicant	Agent	Architect
Richlore Construction Ltd.	Robert Truman & Assoc.	E. I. Richmond
3625 Dufferin St.	76 Richmond St.	30 St. Clair Ave. W
635-7520	366-8919	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	485-87
Historical Status:	see Comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2,931.6 m2	Height:	Storeys:	10 + 2 basements
Frontage:	67.4 m		Metres:	39.3
Depth:	45.9 m			
Total:	25,081.6 m2			
Ground Floor:	1,100.0 m2		Indoor	Outdoor
Residential:	m2	Parking Spaces:	83	
Non-Residential:	25,081.6 m2			

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	19,748.0 m2	
Retail:	717.0 m2	
Parking & Loading:		4,616.6 m2

DENSITY

Non-Residential Density: 6.99 Total Density: 6.99

COMMENTS

68,70,74,84 Gerrard Street West are designated

Status: Under construction
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386066
Date of Application: April 10, 19867
Date of Revision:

Confirmed Municipal Address: 715 Bay Street (includes 44 Gerrard St. W.)
Nearest Intersection: n/e corner of Bay Street and Gerrard St. W.

Project Description: Residential development (College Park Residential Phase 2 of 3 phases)

Applicant	Agent	Architect
Toronto College St. Centre 597-0126	Blake,Cassels & Graydon Commerce Court West 863-2946	Webb Zerafa Menkes Housden 961-4111 Joseph Bogdan 961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 840-78 as amended

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 72,000.0 m2

Height: Storeys: 20, 20, 18

	Indoor	Outdoor
Parking Spaces:	359	

DWELLING UNITS

Tenure: Condominium

Bachelors:	116
1 Bedroom:	84
2 Bedroom:	344
Total:	544

FLOOR AREA BREAKDOWN
(Phase 2 Residential Addition only)

Land Use	Above Grade	Below Grade
Residential:	55,440.0 m2	
Retail:	1,300.0 m2	
Parking & Loading:		15,400.0 m2

DENSITY

Total Density: Site Specific By-law 840-78

COMMENTS

Status: Under construction
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

APPLICATION

Map Ref. No.: 41

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1956a
Date of Application: November 14, 1986
Date of Revision:

Confirmed Municipal Address: 748 Bay Street (includes 748, 760)
Nearest Intersection: west side south of College Street

Project
Description: Twenty-five storey residential building

Applicant	Agent	Architect
Richlore Construction	R. Truman & Assoc.	E. I. Richmond
503-3625 Dufferin St.	76 Richmond St.	30 St. Clair Ave. W.
635-7520	366-8919	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, 11.6
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1,688.0 m2
Frontage: 41.6 m
Depth: irregular m

Height: Storeys: 25 + basement
Metres:

Total Floor Area: 30,099.2 m2
Ground Floor Area: 698.2 m2

Parking Spaces:	Indoor	Outdoor
	152	142

DWELLING UNITS

Tenure:	Condominium
Bachelor:	24
1 Bedroom:	168
2 Bedroom:	48
Total:	240

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	23,355.0 m2	
Retail:	277.0 m2	
Parking & Loading:		6,567.0 m2

DENSITY

Residential Density: 13.8
Non-Residential Density: 0.16

Total Density: 13.96

COMMENTS

This application is to amend Application 1720, approved by Council on November 12, 1984, for a 320 unit senior citizens apartment building to permit a 240 unit condominium apartment building

Status: Application Received
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385171a
Date of Application: December 20, 1985
Date of Revision: September 15, 1987

Confirmed Municipal Address: 767 Bay Street (convenience address for 444 Yonge Street)
Nearest Intersection: west side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Commercial Phase 3 of four phases)

Applicant	Agent	Architect
Toronto College St. Cr.	Blake Cassels Graydon	Webb Zerafa Menkes Housden
1900-777 Bay Street	26th fl.,Commerce Crt	961-4111
597-0126	863-2946	Joseph Bogdan 961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA Sec. 11.43
Zoning District: CR L4.5 U480 Historical Status: designated
Height Limit: 76.0 Site Plan Control: 239-86
Site Specific Provision: OP Sec. 11.43, By-law 840-78

PROJECT INFORMATION
Site Area: 31,054.6 m2 Frontage: 153. 0 m Depth: irregular

Total:	66844.7 m2	Height: Storeys:	30 + 4 basements
Ground Floor:	2156.1 m2	Metres:	112.5
Residential:	m2		
Non-Residential:	54196.5 m2		

	Indoor
Parking Spaces:	166

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	46101.0 m2	
Retail:	1062.9 m2	732.1 m2
Ped. Walkway:	1062.9 m2	1743.9 m2
Services:	7393.7 m2	1145.4 m2
Parking & Loading:		7602.8 m2

DENSITY

Total Density: Site Specific By-law 840-78 as amended

COMMENTS:

Status: Application approved by Council May 30, 1988
Date: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 70

APPLICATION

Development Review:	x	Application Number:	1930
Rezoning:		Date of Application:	June 6, 1986
O.P.A.:	x	Date of Revision:	April 22, 1987

Confirmed Municipal Address: 770 Bay Street
Nearest Intersection: west side south of College Street

Project
Description: A 29 storey apartment building

Applicant	Agent	Architect
462230 Ontario Limited	Blott, Fejer, Felkai	E. I. Richmond
101-7 St. Dennis Drive	400-150 York St.	30 St. Clair Ave. W.
429-6555	364-7707	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	427-79, as amended
Historical Status:	no
Site Plan Control:	239-87

PROJECT INFORMATION

Site Area:	2170.1 m2	Height:	Storeys:	29
Frontage:	47.1 m		Metres:	76.2
Depth:	45.9 m			

Total: 28211.87 m2

	Indoor	Outdoor
Parking Spaces:	210	
Loading Docks:	2	

DWELLING UNITS
Tenure: Condominium

Bachelors:	28
1 Bedroom:	108
2 Bedroom:	162
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	26447.0 m2	
Retail:	850.0 m2	
Parking & Loading:		7400.0 m2
Recreation:	915.0 m2	

DENSITY
Residential Density: 12.61
Non-Residential Density: 0.39
Total Density: 13.0

COMMENTS
Status: Preliminary Report to Land Use Committee on August 13, 1986

Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 42

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1628
Date of Application: August 13, 1982
Date of Revision:

Confirmed Municipal Address: 21 Carlton Street
Nearest Intersection: south side east of Yonge Street

Project Description: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Applicant	Agent	Architect
David Starkman & Beverly Black 1716- 2 Carlton St.	Dennis Williams Gardiner, Roberts 927-7314/367-0620	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA. MDMCRA, 11.146
Zoning District: CR L2 U350 Historical Status: see Comments
Height Limit: 46.0, 12.0 Site Plan Control: 239-86
Site Specific Provision: 541-84

PROJECT INFORMATION
Site Area: 4400.0 m2 Frontage: 85.5 Depth: irregular

Total Floor Area: 41900.0 m2 Height: Storeys: 21
Ground Floor Area: 2400.0 m2

	Indoor	Outdoor
Parking Spaces:	150	

DWELLING UNITS

Tenure: Condominium
1 Bedroom: 73
2 Bedroom: 14
Total: 87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13700.0 m2	
Office:	18500.0 m2	
Retail:	1200.0 m2	
Recreation:	400.0 m2	
Other:	1300.0 m2	
Parking & Loading:		6800.0 m2

DENSITY
Residential Density: 3.2 Total Density: 7.7
Non-Residential Density: 4.5

COMMENTS:
Area of Special Identity. Applicant not proceeding at this time.

Status: OPA approved by Minister. By-law approved by OMB.
Data Valid: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

Map Ref. No.: 82

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1935
Date of Application: June 24, 1986
Date of Revision: August 29, 1986

Confirmed Municipal Address: 108 Chestnut Street
Nearest Intersection: w/s south of Dundas Street

Project Description: A 25 storey hotel with 504 hotel rooms and eight residential units also a 22 storey residential tower with 25 units and health club facilities.

Applicant	Agent	Architect
Chestnut Park Hotel Ltd.	Goodman and Carr	Thomas P. Kalman
977-6655	200 King St. West	603 1/2 Parliament St.
	595-2300	923-9933

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, MDMCRA
Zoning District: CR L4.5 U480 Historical Status: No
Height Limit: 76.0 Site Plan Control: 239-86
Site Specific Provision: 16825 as amended (Civic Square By-law);322-87

PROJECT INFORMATION
Site Area: 2900.0 m2
Total Floor Area: 38200.0 m2
Height: Storeys: 25 and 22
Metres: 76.0

Parking Spaces:	Indoor	Outdoor
	253	

DWELLING UNITS

Tenure: Rental

	Private
Bachelors:	57
1 Bedroom:	77
2 Bedroom:	9
Total:	143

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	14148.0 m2	
Institutional:	2287.0 m2	
Retail:	479.8 m2	
Hotel:	18336.2 m2	
Parking & Loading:		13984.8 m2

DENSITY
Residential Density: 4.86
Non-Residential Density: 7.52
Total Density: 12.38

COMMENTS:
Building permit has been issued on a previous application for mixed use building and site is now excavated.

Status: Under Construction
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1941
Date of Application: September 8, 1986
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: s/e corner of Dundas St W and Bay St

Project
Description: Two office towers with grade related retail.

Applicant	Agent	Architect
Cadillac Fairview Corp.	Goodman & Goodman	Webb Zerafa Menkes Housden
20 Queen St. West	20 Queen St. West	95 St. Clair Ave. W.
598-8205	979-2211	961-4111
		Zeidler Roberts
		315 Queen St. W. 596-8300

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 122.5
Site Specific Provision: 708-82, 113-83
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6609.0 m2
Total Floor Area: 160588.0 m2

Height: Storeys: 45 and 34
Metres: 208 and 165

	Indoor	Outdoor
Parking Spaces:	515	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	138619.0 m2	
Retail:	617.0 m2	
Parking & Loading:		19041.0 m2
Util & Serv:	2311.0 m2	

DENSITY

Total Density: Part of Site Specific By-law

COMMENTS:

Status: Final report July 3, 1987

Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385128
Date of Application: August 23, 1985
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: west side Bay St south of Dundas St. W

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Applicant	Agent	Architect
Incorporated Synod Diocese of the City of Toronto 135 Adelaide St. E. 363-6021	Goodman & Goodman 20 Queen St. West 979-2211	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111 Zeidler Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 708-82, 113-83 as amended
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 42800 m2

Height: Storeys: 17

Parking Spaces:	Indoor 184	Outdoor

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	500.0 m2	
Hotel:	33600.0 m2	
Parking & Loading:		7700.0 m2
Recreation:	1000.0 m2	

DENSITY

Total Density: Site Specific By-law 708-82 (as amended)

COMMENTS:

Status: Report adopted by Council, October 22, 1985
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 47

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385114
Date of Application: August 1, 1985
Date of Revision: February 18, 1986

Confirmed Municipal Address: 50 Gerrard Street East (includes: 380 Church St., 56 Gerrard St. E)
Nearest Intersection: n/s west of Church St.

Project
Description: Mixed use building.

Applicant	Agent	Architect
80237 Canada Limited	Edward G. Pace	Martin Tse
404 - 234 Eglinton Ave. E.		95B Summerhill Avenue
	482-2203	323-1803

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 415-81
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 2400.0 m2
Total Floor Area: 13200.0 m2
Height: Storeys: 18

	Indoor	Outdoor
Parking Spaces:	82	

DWELLING UNITS
Tenure: Condominium

1 Bedroom:	33
2 Bedroom:	41
3 Bedroom:	8
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8800.0 m2	
Office:	700.0 m2	
Retail:	600.0 m2	
Recreation:	400.0 m2	
Parking & Loading:		2300.0 m2
Other:	400.0 m2	

DENSITY
Residential Density: 3.8
Non-Residential Density: 0.5
Total Density: 4.3

COMMENTS:
Previous application No. 1499 and 34036. Committee of Adjustment variances granted. Project is subject to Rental Housing Protection Act.

Status: New applicant. Not proceeding at this time.
Data Valid: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Map Ref. No.: 59

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1551, 34002, 34003
Date of Application: July 30, 1981
Date of Revision: January 17, 1984
April 4, 1984

Confirmed Municipal Address: 33, 43 Gerrard Street West
Nearest Intersection: s/s west of Bay Street

Project Description: A 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/Walton and 1,300 sq.m. office/retail buildng on Elm Street.

Applicant	Agent	Architect
Chelsea Inn 595-1975	Crang & Boake 85 Moatfield Drive 449-1203	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157
Zoning District: CR L4.5 U480 Historical Status: see Comments
Height Limit: 76.0, 18.0 Site Plan Control: 239-86
Site Specific Provision: 284-80, 440-85

PROJECT INFORMATION
Site Area: 12100.0 m2
Total Floor Area: 127000.0 m2
Height: Storeys: 26, 20

Parking Spaces:	Indoor	Outdoor
	596	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Chelsea Inn		
Hotel:	74000.0 m2	
Bay/Walton		
Office:	32500.0 m2	
Elm Street		
Office:	900.0 m2	
Retail:	400.0 m2	

DENSITY
Non-Residential Density: 7.8
Total Density: 7.8

COMMENTS:
Closing of part of Walton Street. Heritage easement agreement for 8-12 Elm Street

Status: Under construction

Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 62

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386140
Date of Application: July 21, 1986
Date of Revision:

Confirmed Municipal Address: 17 Gould Street
Nearest Intersection: s/w corner of Gould St and Victoria St.

Project Description: A 3 storey above ground parking garage with book store on ground level at north end.

Applicant	Agent	Architect
Board of Governors Ryerson Poly. Inst. 979-5004	Aird & Berlis 364-1241	Baldwin and Franklin 167 Richmond St. East 364-4521

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480, UOS
Height Limit: 46.0
Site Specific Provision: 97-80
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4400.0 m2
Total Floor Area: 11900.0 m2
Height: Storeys: 3

	Indoor	Outdoor
Parking Spaces:	372	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1340.0 m2	
Parking:		10560.0 m2

DENSITY

Non-Residential Density: 2.7
Total Density: 2.7

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

APPLICATION

Map Ref. No.: 45

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1969
Date of Application: December 30, 1986
Date of Revision:

Confirmed Municipal Address: 300 Jarvis Street
Nearest Intersection: west side north of Gerrard St. E.

Project Description: A 16700 sq.m. residential building addition to existing historical hotel.

Applicant	Agent	Architect
Polygrand Devel. Inc.	Lyons & Goodman Iacono	Page and Steele
200-425 Queen St. W.	Smith and Berkow	110 Eglinton Ave. E.
595-5902	869-0123	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.112
Zoning District: CR L1 U350
R3 Z3 & Z4
Height Limit: 30.5, 12.0
Site Specific Provision: 725-81, 87-82
Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4200.7 m2 Frontage: 74.4 m Depth: Irregular

Total Floor Area:	18902.8 m2
Ground Floor:	1232.0 m2
Residential:	11030.0 m2
Non-Residential:	7872.8 m2

Height: Storeys: 10
Metres: 50.4

	Indoor	Outdoor
Parking Spaces:	142	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	88
2 Bedroom:	36
Total:	124

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11030.0 m2	
Retail:	7872.8 m2	801.0 m2
Open Space:	1150.0 m2	

DENSITY

Residential Density: 2.6
Non-Residential Density: 1.9
Total Density: 4.5

COMMENTS:
300 Jarvis Street is designated. Revisions to approved 1981 scheme.

Status: Final report adopted by LUC on June 17, 1987

Data Valid: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

Map Ref. No.: 46

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1979
Date of Application: February 11, 1987
Date of Revision: October 8, 1987

Confirmed Municipal Address: 314 Jarvis Street
Nearest Intersection: west side south of Carlton Street

Project Description: To alter existing residential uses to commercial office and to construct addition for commercial/residential uses

Applicant	Agent	Architect
Thyti Limited 411A - 94 Cumberland St. 922-1585	same as applicant	John Cowle 109 Queen St. E. 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L1 U350
Height Limit: 30.5
Site Specific Provision:

Historical Status: Listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 547.2 m2 Frontage: 14.5 m Depth: 38.1 m

Total:	1952.3	m2
Ground Floor:	244.0	m2
Residential:	313.0	m2
Non-Residential:	1652.0	m2

Height: Storeys: 6 + basement

	Indoor	Outdoor
Parking Spaces:		10

DWELLING UNITS

Tenure: Unspecified

	Private
4 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	313.0 m2	
Office:	1652.0 m2	
Parking & Loading (at):	232.3 m2	

DENSITY

Residential Density: 0.6
Non-Residential Density: 3.0

Total Density: 3.6

COMMENTS:

Status: Preliminary Report

Data Valid: June 30, 1988 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Map Ref. No.: 91

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386223
Date of Application: December 11, 1986
Date of Revision:

Confirmed Municipal Address: 29 McCaul Street
Nearest Intersection: east side north of Queen St. W.
Project Description: Non-profit co-operative building with minimal retail area.

Applicant	Agent	Architect
29 McCaul Co-op Housing 366-3746	Oleson Worland 76 Richmond St. E. 863-6373	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision: 761-86
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 457.3 m2 Frontage: 12.3 m Depth: 37.3 m

Total:	2465.0 m2
Ground Floor:	325.0 m2
Resdiential:	2266.0 m2
Non-Residential:	199.0 m2

Height: Storeys: 7
Metres: 18.0

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelors:	16
1 Bedroom:	3
2 Bedroom:	5
Total:	24

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade	Indoor	Outdoor
Residential:	2266.0 m2			
Other:	199.0 m2			

DENSITY

Residential Density: 5.0
Non-Residential Density: 0.1
Total Density: 5.1

COMMENTS:

Application is for amendment to previously approved and registered Development Agreement under Application 1878 for 30 St. Patrick Street and 29 McCaul Street.

Status: Under construction
Data Valid: June 30, 1988 Planner: J. Dunn Phone: 392-7339

Map Ref. No.: 100

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387280
Date of Application: December 10, 1987
Date of Revision:

Confirmed Municipal Address: 35 and 37 McCaul Street
Nearest Intersection: east side north of Queen St. W.

Project Description: An addition to join two existing buildings for art gallery and artists studio purposes

Applicant	Agent	Architect
Ontario Crafts Council	Armstrong Molesworth Shephard	same as agent
346 Dundas Street West	188 Davenport Road	
977-3551	920-8280	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 24.0 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1016.3 m2
Frontage: 26.6 m
Depth: irregular

Height: Storeys: 4
Metres: 15.8

Total:	3482.8 m2
Ground Floor:	975.5 m2
Residential:	none
Non-Residential:	3482.8 m2

	Indoor	Outdoor
Parking Spaces:		8
Loading Docks:	3	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3417.8 m2	
Retail:	65.0 m2	

DENSITY

Residential Density: 3.4

Total Density: 3.4

COMMENTS

Status: Building permit application June 22, 1988

Data Valid: June 30, 1988 Planner: S. Pringle Phone: 392-7187

Map Ref. No.: 81

APPLICATION
Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1973
Date of Application: January 16, 1987
Date of Revision:

Confirmed Municipal Address: part of 30 Mutual St. & 88 Queen St. E.
Nearest Intersection: east side north of Queen St. E. (the whole block)
Project:
Description: Mixed use development

Applicant	Agent	Architect
Allan S. Blott,Blott,Fejer	E.I. Richmond, Arch.	same as agent
400 - 150 York Street	30 St. Clair Ave. W.	
364-7707	961-1567	

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: S. 11.18
Zoning District: CR L2 U350 Historical Status: No
Height Limit: 46.0 Site Plan Control: 239-86
Site Specific Provision: By-law 742-79 as amended

PROJECT INFORMATION
Site Area: 9959.0 m2 Frontage: 171.5 m Depth: irregular

Total:	94814.4 m2
Ground Floor:	6563.0 m2
Residential:	65669.0 m2
Non-Residential:	6710.0 m2

Height: Storeys: 4-26 + 3 basements
Metres: 70.7

	Indoor	Outdoor
Parking Spaces:	690	0
Loading Docks:	5	

DWELLING UNITS
Tenure: Condominium
Private

Bachelors:	42
1 Bedroom:	687
2 Bedroom:	108
3+ Bedroom:	4
Total:	841

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	65669.0 m2	
Office:	4660.0 m2	
Retail:	2050.0 m2	
Parking & Loading:		22435.4 m2

Recreation Space: 14715.0 m2

DENSITY
Residential Density: 6.6
Non-Residential Density: 0.67
Total Density: 7.27

COMMENTS:
Site specific Official Plan and Zoning By-law amendments for mainly residential project.

Status: Land Use Committee has requested further reports on the inclusion of assisted housing from the Commissioner of Planning and Development, May 11, 1988

Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 12

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387267
Date of Application: November 23, 1987
Date of Revision: March 28, 1988

Confirmed Municipal Address: 49 Mutual Street
Nearest Intersection: east side north of Shuter Street

Project Description: An addition to an existing warehousing building for commercial/office use

Applicant	Agent	Architect
Lord Seaton Inv. Ltd.	Goodman and Carr	John Cowle
653 Davenport Road	2300 - 200 King St. W.	109 Queen St. E.
533-9401	595-2300	393-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0 m
Site Specific Provision: 169-79
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 349.0 m2
Frontage: 10.6 m
Depth: 32.9 m

Height: Storeys: 4 + basement
Metres: 15.9

Total: 1583.0 m2
Ground Floor: 328.0 m2
Residential: none
Non-Residential: 1346.0 m2

Parking Spaces: Indoor Outdoor

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	1055.0 m2	
Retail:	291.0 m2	
Parking & Loading:		281.0 m2

DENSITY

Non-Residential Density: 3.9

Total Density: 3.9

COMMENTS

Status: Application Received

Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 50

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387231
Date of Application: September 4, 1987
Date of Revision: November 20, 1987

Confirmed Municipal Address: 81,83,85,87 Mutual Street
Nearest Intersection: e/s north of Shuter Street

Project
Description: Eleven-storey condominium apartment building

Applicant	Agent	Architect
Lord Seaton Inv. Ltd.	Goodman and Carr	John Cowle
653 Davenport Road	200 King St. W.	109 Queen St. E.
533-9401	595-2300	363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U350
Height Limit:	46.0
Site Specific Provision:	169-79
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	867.0 m2	Height:	Storeys:	11 + 2 basements
Frontage:	31.8 m		Metres:	40.0
Depth:	27.2 m			

		Indoor	Outdoor
Total:	5450.6 m2		
Ground Floor:	147.3 m2	Parking Spaces:	28 2
Residential:	3426.0 m2	Loading Docks:	1
Non-Residential:	m2		

DWELLING UNITS
Tenure: Condominium
Private

1 Bedroom:	47
Total:	47

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3426.0 m2	
Res. Rec.:	394.5 m2	
Warehouse:		74.7 m2
Services:	68.8 m2	260.5 m2
Parking & Loading:		1226.1 m2

DENSITY
Non-Residential Density: 3.95 Total Density: 3.95

COMMENTS
Status: Approved by Council March 21, 1988

Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 65

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387107
Date of Application: May 1, 1987
Date of Revision:

Confirmed Municipal Address: 132, 142 St. Patrick Street
Nearest Intersection: west side south of Dundas Street West

Project Description: To convert and build a one-storey addition and to demolish light industrial building for office and parking lot use

Applicant	Agent	Architect
Unicorp Canada Corp.	Stephen H. Diamond	Quadrangle
648 Merton Street	300-111 Richmond St. W.	380 Wellington St. W.
484-7764	366-8000	598-1240

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1,486.4 m2
Frontage: 39.3 m
Depth: 37.9 m

Height: Storeys: 4
Metres: 13.6

Total:	2955.4 m2
Ground Floor:	717.0 m2
Residential:	none
Non-Residential:	2955.4 m2

	Indoor	Outdoor
Parking Spaces:	15	
Loading Docks:		3

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	2955.4 m2	
Parking & Loading:	348.4 m2	

DENSITY

Non-Residential Density: 1.98 Total Density: 1.98

COMMENTS

Status: Under construction

Data Valid: June 30, 1988 Planner: S. Pringle Phone: 392-7187

Map Ref. No.: 37

APPLICATION

Development Review:		Application Number:	1981
Rezoning:	X	Date of Application:	February 18, 1987
O.P.A.:		Date of Revision:	January 19, 1988

Confirmed Municipal Address: 222 St. Patrick St., 153, 155 McCaul St.
Nearest Intersection: south west corner of St. Patrick St. and Elm St.

Project Description: A 5 storey student residence containing 47 rooms annexed to the Toronto Institute of Medical Technology plus a recreational facility

Applicant	Agent	Architect
Toronto Inst. of Med Tech	Holden, Murdoch & Finlay	Bregman & Hamann
222 St. Patrick St.	First Canadian Place, #6100	481 University Ave
596-3101	863-5620	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation:
Zoning District: CRL1U200
Height Limit: 13.7
Site Specific Provision:
Historical Status:
Site Plan Control:

PROJECT INFORMATION

Site Area:	3,100.7 m2	Height: Storeys:	15 + 3 basements
Frontage:	36.8 m2		
Depth:	irregular m		
Total:	30,222.1 m2		Indoor Outdoor
Ground Floor:	2,223.0 m2	Parking Spaces:	66
Residential:	m2	Loading Docks:	1
Non-Residential:	19,032.0 m2		

DWELLING UNITS

Tenure: rental
Total: 47

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2,689.6 m2	910.0 m2

DENSITY
Non-Residential Density: 6.1

COMMENTS
Status: Application Received

Data Valid: June 30, 1988 Planner: H. Bulat Phone: 392-7339

Map Ref. No.: 93

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1910a
Date of Application: February 11, 1986
Date of Revision: June 9, 1987

Confirmed Municipal Address: 248 Simcoe Street
Nearest Intersection: west side south of Dundas Street West
Project Description: Two 14 storey residential towers

Applicant	Agent	Architect
M.H.K. Wong, Arch. 1702 - 1 Dundas Street West 598-0182	same as applicant	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 1361.0 m2 Frontage: 18.4 m Depth: 73.8 m

Total:	11373.0 m2
Ground Floor:	516.0 m2
Residential:	11373.0 m2
Non-Residential:	none

Height: Storeys: 13 + mezz. + basement
Metres: 36.5

	Indoor	Off Site
Parking Spaces:	38	17

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelors:	26
1 Bedroom:	31
2 Bedrooms:	40
3+ Bedrooms:	12
Total	109

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10017.0 m2	
Parking & Loading:		1356.0 m2

DENSITY
Residential Density: 8.4 Total Density: 8.4

COMMENTS:
Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and City under S. 36 of the Planning Act to convey this site to the City.

Status: Final report approved by Council, November 2, 1987.
Supplementary report approved by Council, November 30, 1987
Data Valid: June 30, 1988 Planner: H. Bulat Phone: 392-7339

Map Ref. No.: 94

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387203
Date of Application: August 4, 1987
Date of Revision:

Confirmed Municipal Address: 375 and 393 University Avenue
Nearest Intersection: east side north of Armoury Street

Project Description: Two-storey addition to existing seven-storey office building and conversion of ground floor to street related retail space

Applicant	Agent	Architect
Metro Gold Structures Ltd.	Page & Steele Arch.	same as agent
400 - 1155 Yonge Street	110 Eglinton Ave. E.	
962-9080	485-9666	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	831-78
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5895.0 m2
Frontage:	97.2 m
Depth:	irregular

Height: Storeys: 7 and 23

Total:	86469.4 m2
Ground Floor:	4904.0 m2
Residential:	none
Non-Residential:	70511.8 m2

Parking Spaces:	Indoor	Outdoor
	213	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	66262.8 m2	
Retail:	4249.0 m2	
Warehouse:		1513.0 m2
Services:	3468.9 m2	5363.9 m2
Parking & Loading:		9160.4 m2

DENSITY
Non-Residential Density: 12 Total Density: 12

COMMENTS
Status: Retail space under construction. Building permit application for two storey addition June 15, 1988.

Data Valid: June 30, 1988 Planner: B. Gray Phone: 392-7187

Map Ref. No.: 93

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1910
Date of Application: February 11, 1986
Date of Revision: June 1, 1987

Confirmed Municipal Address: 434,444,454 University Ave.
Nearest Intersection: s/w corner of University Ave. & Dundas St.W.
Project Description: A 19 storey commercial building with two levels of underground parking

Applicant	Agent	Architect
M.M. K. Wong, Arch	Pepino, Aird, etc.	same as applicant
1702 - 1 Dundas St. W.	145 King St. W.	
598-0182	364-1241	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 2766.0 m2 Frontage: 71.3 m Depth: irregular

Total:	27660.0 m2	Height: Storeys:	19 + 2 basements
Ground Floor:	1520.0 m2	Metres:	77.0
Residential:	none		
Non-Residential:	27660.0 m2		

	Indoor	Outdoor
Parking Spaces:	120	
Loading Docks:	2	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	24527.0 m2	
Retail:	3133.0 m2	
Services:	4321.0 m2	
Parking & Loading:		4959.6 m2
Transportation:	44.0 m2	120.0 m2

DENSITY
Non-Residential Density: 10.0 Total Density: 10.0

COMMENTS:
Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and the City under S. 36 of the Planning Act to convey 248 Simcoe Street to the City.

Status: Final report approved by Council, November 2, 1987
Supplementary report approved by Council, November 30, 1987
Data Valid: June 30, 1988 Planner: H. Bulat Phone: 392-7339

Map Ref. No.: 61

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386207
Date of Application: November 3, 1986
Date of Revision:

Confirmed Municipal Address: 555 University Avenue
Nearest Intersection: s/e corner of University Ave. & Gerrard St.W.

Project
Description: An eight-storey hospital use addition to hospital.

Applicant	Agent	Architect
Hospital for Sick Children 597-1500	Zeidler Roberts Arch. 315 Queen Street West 596-8300	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L5 U480
Height Limit: 76.0
Site Specific Provisions:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 27040.9 m2 Frontage: 123.4 m Depth: Irregular

Total Floor Area: 121238.0 m2 Height: Storeys: 14 + 5 basements

	Indoor	Outdoor
Parking Spaces:	963	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Parking & Loading:		43370 m2
Hospital:	77868 m2	

DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7187

Map Ref. No.: 73

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1818 & 38021
Date of Application: January 28, 1985
Date of Revision: February 12, 1985

Confirmed Municipal Address: 277 Victoria Street
Nearest Intersection: n/e corner of Victoria St. & Dundas St. E.

Project Description: A 3800 m2 office and athletic club addition on 4 floors to office building.

Applicant	Agent	Architect
Inaugural Investments Ltd. 920-8880	W. Vaughan (Solicitor) 863-0711	Aaron Landau 10 Britain St. 868-0111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.155
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision: 595-85
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1000.0 m2
Total Floor Area: 10925.0 m2
Height: Storeys: 10

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	8000.0 m2	
Retail:	500.0 m2	
Other:	700.0 m2	
Sports Club:	1625.0 m2	

DENSITY

Non-Residential Density: 10.9
Total Density: 10.9

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

APPLICATION

Map Ref. No.: 97

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2046
Date of Application: December 23, 1987
Date of Revision:

Confirmed Municipal Address: 173,177,181,185 Yonge Street and 8, 10, 12 Queen Street East
Nearest Intersection: n/e corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building

Applicant	Agent	Architect
Campeau Corporation	Beinhaker Irwin Assoc.	same as agent
320 Bay Street	240 Richmond St. W.	
868-6460	596-0473	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District,Sec.11-38,OPA 39,43,46,51,65Z
Height Limit: 6.2 m
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2734.7 m2
Frontage: 48.1 m
Depth: irregular

Height: Storeys: 20 + 2 basements
Metres: 80.0

Total:	35551.4 m2
Ground Floor:	1720.0 m2
Residential:	none
Non-Residential:	32817.4 m2

	Indoor	Outdoor
Parking Spaces:	130	
Loading Docks:	5	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31097.4 m2	
Retail:	1720.0 m2	
Parking & Loading:		2734.0 m2

DENSITY

Non-Residential Density: 12

Total Density: 12

COMMENTS

173 Yonge Street is designated (Bank of Montreal building)

Status: Preliminary Report, December 4, 1987
Data Valid: June 30, 1988 Planner: P. Dill Phone: 392-7862

Map Ref. No.: 76

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1856
Date of Application: July 11, 1985
Date of Revision:

Confirmed Municipal Address: 189 Yonge Street (includes part of 201 Yonge St. & 160 Victoria St)
Nearest Intersection: east side north of Queen St. E.

Project Description: A 5200 square metre addition to theatre building. Elgin-Wintergarden Theatre, a designated building.

Applicant	Agent	Architect
Ont. Heritage Foundation 77 Bloor St. West 965-5727	same as applicant	Mandel Sprachman 30 Roden Pl. 923-7309

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.123
Zoning District: CR L4.5 U480 Historical Status: see Comments
Height Limit: 30.5, 46.0 Site Plan Control: 239-86
Site Specific Provision: 644-87, 643-87, 592-84, 30-83

PROJECT INFORMATION

Site Area: 2300.0 m2
Total Floor Area: 10700.0 m2
Height: Storeys: 7

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	300.0 m2	
Ped. Walk:	1300.0 m2	
Storage:	500.0 m2	
Other:	1900.0 m2	

DENSITY

Non-Residential Density: 3.3 Total Density: 3.3

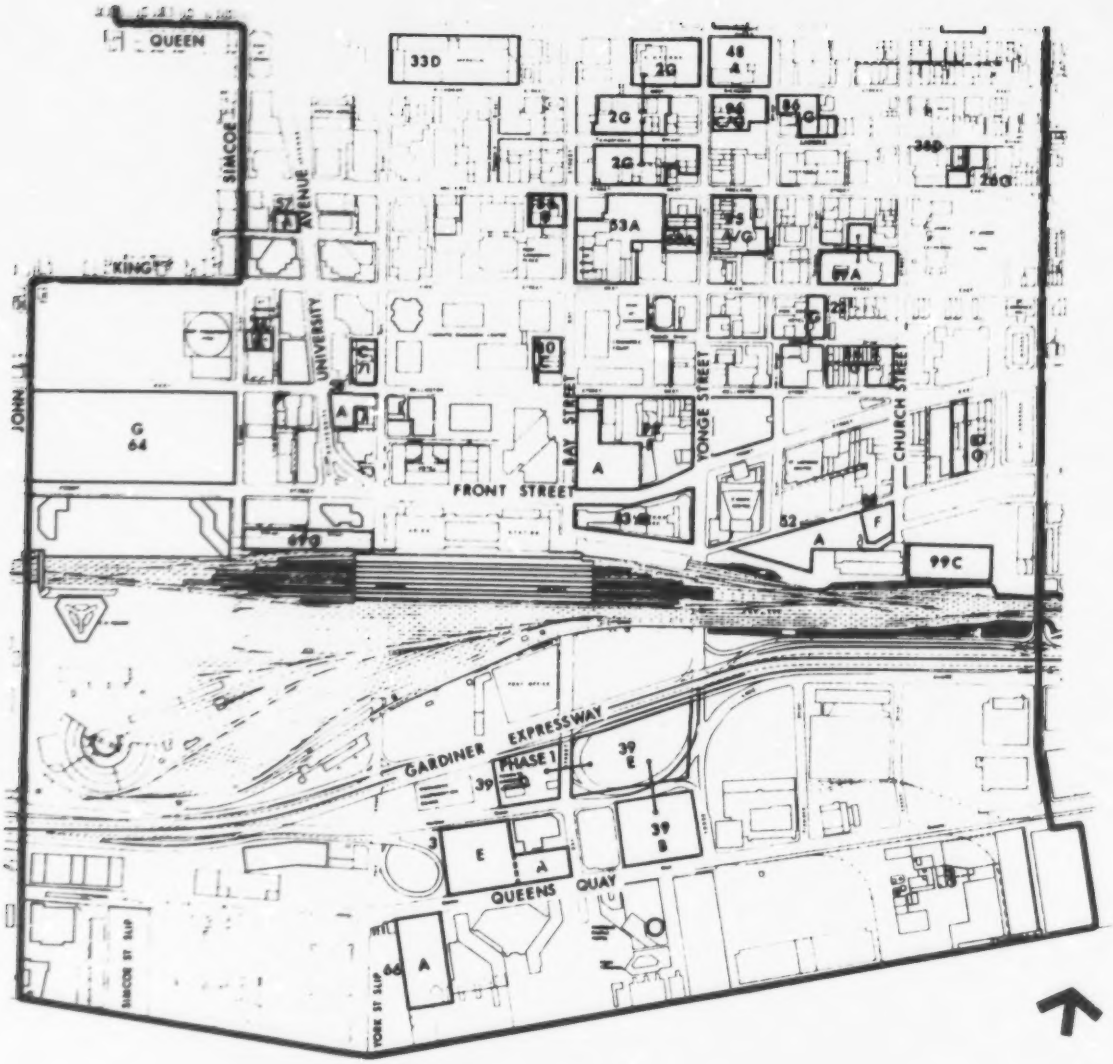
COMMENTS:

189 Yonge Street is designated

Status: Under construction

Data Valid: June 30, 1988 Planner: P. Dill Phone: 392-7862

MAP III



LEGEND

- A — UNDER CONSTRUCTION
- B — BUILDING PERMIT APPLICATION
- C — DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL / COMMISSIONER
- D — DEVELOPMENT REVIEW APPLICATION
- E — SITE SPECIFIC BY-LAW APPROVED BY O.M.B. / MINISTER, OR CERTIFIED
- F — SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
- G — O.P.A. AND / OR REZONING APPLICATION

Map Ref. No.: 3

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386189
Date of Application: October 6, 1986
Date of Revision:

Confirmed Municipal Address: 10 Bay Street
Nearest Intersection: north east corner of Bay St. & Queens Quay West

Project Description: Phase II of Waterpark Place. Office, retail building

Applicant	Agent	Architect
Campeau Corporation	Bregman & Hamann 481 University Ave.	same as agent
868-6460	596-2299	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: C1 V2
Height Limit:
Site Specific Provision: 503-84, 504-84, 506-84, 508-84

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 15782.2 m2 Frontage: 88.0 m Depth: 181.0 m

Total Floor Area: 41743.0 m2 Height: Storeys: 35 + 3 basements

	Indoor	Outdoor
Parking Spaces:	138	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31363.0 m2	
Retail:	767.0 m2	
Storage:	921.0 m2	
Util & Serv:	3469.0 m2	
Parking & Loading:		5223.0 m2

DENSITY
Total Density: Site Specific By-law 508-84

COMMENTS:
Rezoning application. 1629 for this site is for a density transfer proposal with the Bank of Nova Scotia project (44 King St. W.). It is subject to a C. of A. application.

Status: Under construction

Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 92

APPLICATION

Development Review:	x	Application Number:	1986a
Rezoning:	x	Date of Application:	March 30, 1987
O.P.A.:	x	Date of Revision:	November 30, 1987

Confirmed Municipal Address: 159,181,189,197,199 Bay Street and 30,32,36,38,40,42,44 Yonge Street; 1,3,5,9,11,15,21,25,27 Wellington Street W; 10,20,26,32 Front Street West

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A commercial complex with below grade facilities and incorporating some historical buildings - Phase I

Applicant	Agent	Architect
BCE Development Corporation	Goodman and Goodman	Bregman & Hamann
3850 Bank Tower, T-D Centre	3000 - 20 Queen St. W.	481 University Ave
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	Site Specific
Site Specific Provision:	44-88
Historical Status:	see Comments
Site Plan Control:	239-86

PROJECT INFORMATION

Phases I & II

Site Area: 21815.0 m2

	Phase I	Phase II
Height: Storeys:	53 + 5 basements	43 + 5 basements
Metres:	234.8	215.0

Total:	181701.9 m2
Ground Floor:	5547.1 m2
Residential:	none
Non-Residential:	132382.7 m2

	Indoor	Outdoor
Parking Spaces:	645	
Loading Docks:	8	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	2016.4 m2	
Office:	121285.3 m2	
Retail:	3135.4 m2	5945.6 m2
Ped. Walkway:	981.0 m2	131.9 m2
Services:	9122.8 m2	4064.4 m2
Parking & Loading:		35019.1 m2

DENSITY

(Phases I & II)

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

30,36,38,40,42,44 Yonge St., 1,3,5,7,9,11,15 Wellington St. W. and 20 Front St. W. are designated and to be retained. Part II Official Plan will allow 12 times density for public benefits.

Status: Under construction

Data Valid: June 30, 1988 Planner: T. Keefe Phone: 392-7355

Map Ref. No.: 92

APPLICATION

Development Review:	x	Application Number:	1986b
Rezoning:	x	Date of Application:	March 30, 1987
O.P.A.:	x	Date of Revision:	November 30, 1987

Confirmed Municipal Address: 159,181,189,197,199 Bay Street; and 30,32,36,38,40,42,44 Yonge Street; 1,3,5,9,11,15,21,25,27 Wellington Street W; 10,20,26,32 Front Street West

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A commercial complex with below grade facilities and incorporating some historical buildings - Phase II

Applicant	Agent	Architect
BCE Development Corporation	Goodman and Goodman	Bregman and Hamann
3850 Bank Tower, T-D Centre	3000 - 20 Queen St. W.	481 University Ave
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2 m
Site Specific Provision:	44-88
Historical Status:	see Comments
Site Plan Control:	239-86

PROJECT INFORMATION

Phases I & II		Phase I	Phase II
Site Area: 21815.0 m2	Height: Storeys:	53 + 5 basements	43 + 5 basements
	Metres:	234.8	215.0

			Indoor	Outdoor
Total:	165581.9 m2			
Ground Floor:	6776.6 m2	Parking Spaces:	770	
Residential:	none	Loading Docks:	7	
Non-Residential:	129409.0 m2			

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:		3251.5 m2
Office:	118089.6 m2	
Retail:	4881.4 m2	3186.5 m2
Ped. Walkway:	4122.0 m2	1505.0 m2
Services:	1797.1 m2	2037.3 m2
Parking & Loading:		32338.5 m2

DENSITY

(Phases I & II)

Non-Residential Density:	12.0	Total Density:	12.0

COMMENTS

30,36,38,40,42,44 Yonge St., 1,3,5,7,9,11,15 Wellington St. W. and 20 Front St. W. are designated and to be retained. Part II Official Plan will allow 12 times density for public benefits.

Status: Rezoning and OPA are approved. The project requires development review.

Data Valid: June 30, 1988 Planner: T. Keefe Phone:392-7355

APPLICATION

Map Ref. No.: 80

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2005
Date of Application: June 6, 1987
Date of Revision:

Confirmed Municipal Address: 222,226,230,232 Bay Street and part of Mincing Lane closed
Nearest Intersection: w/s north of Wellington St. W

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange

Applicant	Agent	Architect
Toronto-Dominion Centre 5500 T-D Tower 982-8222	Goodman & Goodman 3000 - 20 Queen St. W. 979-2211	Bregman and Hamann & Scott Associates 481 University Ave. 596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: Financial District
Zoning District: CR L8 U400 Historical Status: see CommentsH
Site Specific Provision:

PROJECT INFORMATION
Site Area: 2053.8 m2 Frontage: 50.5 m Depth: irregular

Total:	51252.2 m2	Height: Storeys:	31 + 3 basements
Ground Floor:	1693.4 m2	Metres:	133.5
Residential:	none		
Non-Residential:	51252.2 m2		

	Indoor	Outdoor
Parking Spaces:	48	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3834.9 m2	
Office:	46332.2 m2	
Retail:		526.8 m2
Parking & Loading:		558.3 m2

DENSITY
Non-Residential Density: 11.9 Total Density: 11.9

COMMENTS:
232 Bay Street, the old Toronto Stock Exchange, is designated.

Status: 232 Bay Street, the old Toronto Stock Exchange is designated
Development agreement approved by Council January 1988
Data Valid: June 30, 1988 Planner: Paula Dill Phone: 392-7862

Map Re. No.: 56

APPLICATION

Development Review:	x	Application Number:	1839
Rezoning:	x	Date of Application:	April 22, 1985
O.P.A.:		Date of Revision:	December 6, 1985

Confirmed Municipal Address: 304, 320 Bay Street
Nearest Intersection: s/w corner of Bay St. and Adelaide St. W.

Project
Description: Addition to office building.

Applicant	Agent	Architect
BCE Realty Inc.	Blake, Cassels & Graydon	Bregman & Hamann
3850 Bank Tower	P.O. Box 25	481 University Ave.
T-D Centre	Commerce Court W.	596-2299
369-2300	863-2400	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District, Sec. 11.29
Zoning District:	CR L8 U400
Height Limit:	137.0
Site Specific Provision:	34-76
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 2,100.0 m2 Height: Storeys: 19

Total Floor Area: 21,000.0 m2

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28,800.0 m2	
Storage:	900.0 m2	
Other:	1,300.0 m2	

DENSITY

Non-Residential Density: 13.8 Total Density: 13.8

COMMENTS

320 Bay Street is designated

Status: Excavation and building foundation permit application May 5, 1988

Data Valid: June 30, 1988 Planner: B. Brooks Phone: 392-7862

APPLICATION

Ref Map. No.: 99

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387240
Date of Application: September 24, 1987
Date of Revision: May 4, 1988

Confirmed Municipal Address: 1 Church Street
Nearest Intersection: east side south of Wilton Street

Project Description: An extension to municipal Carpark No. 43 containing an automobile repair and service shop

Applicant	Agent	Architect
The Parking Authority 33 Queen Street East 393-7275	same as applicant	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: C.3 V.4
Height Limit: 16.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6032.0 m2
Frontage: 46.8 m
Depth: 139.4 m

Height: Storeys: 6

Total: 28340.0 m2
Ground Floor: 4800.0 m2
Residential: none
Non-Residential: 28340.0 m2

	Indoor	Outdoor
Parking Spaces:	945	
Loading Docks:		

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Services:	744.0 m2	
Parking & Loading:	27596.0 m2	

DENSITY

Non-Residential Density: 4.7

Total Density: 4.7

COMMENTS:

Status: Application approved by Council May 30, 1988

Date: June 30, 1988 Planner: R. Glover Phone: 392-7335

Map Ref. No.: 87

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2069
Date of Application: March 15, 1988
Date of Revision: July 12, 1988

Confirmed Municipal Address: 77 Front Street East
Nearest Intersection: south side west of Market Street

Project Description: Mixed use project consisting of a heritage building with a new commercial addition and a new residential building

Applicant	Agent	Architect
702834 Ontario Limited	Aird and Berlis	Peter Turner
131 Baldwin Street	145 King Street West	953A Eglinton Ave. E.
596-8885	364-1241	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2; CR L1 U350
Height Limit: 22.9 m
Site Specific Provision:
Historical Status: Designated
Site Plan Control: 239-86

PROJECT INFORMATION

			Residential	Commercial
Site Area:	2085.5 m2	Height: Storeys:	11 + PH	6 + PH
Frontage:	20.9 m	Metres:	37.5	28.1
Depth:	irregular			

			Indoor	Outdoor
Total:	15167.7 m2			
Ground Floor:	m2	Parking Spaces:	70	
Residential:	5319.0 m2	Loading Docks:	3	
Non-Residential:	4754.0 m2			

DWELLING UNITS
Tenure: Condominium

Bachelors:	10
1 Bedroom:	40
2 Bedroom:	10
Total:	60

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5119.0 m2	
Res. Recr.:	200.0 m2	
Office:	3722.0 m2	
Retail:	1032.0 m2	
Warehouse:		923.7 m2
Parking & Loading:		4171.0 m2

DENSITY
Residential Density: 2.2
Non-Residential Density: 2.3
Total Density: 4.5

COMMENTS
Status: Preliminary Report
Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

APPLICATION

Map Ref. No.: 83

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386084
Date of Application: April 30, 1986
Date of Revision:

Confirmed Municipal Address: 1 Front Street West
Nearest Intersection: south side from Bay St to Front St.

Project Description: A 2800 sq.m. addition and alteration to Customs building. Restoring the east, west and north facade to its original appearance while modernizing the interior.

Applicant	Agent	Architect
Public Works - Canada 4900 Yonge Street 224-4103	Department of Justice 973-3109	Adamson Associates 2 Gloucester Ave. 967-1500

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision:

Historical Status: Listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7800.0 m2
Total Floor Area: 43500.0 m2

Height: Storeys: 6

Parking Spaces:	Indoor	Outdoor 42

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	42100.0 m2	
Other:	1400.0 m2	

DENSITY

Non-Residential Density: 5.4

Total Density: 5.4

COMMENTS:

Status: Under Construction

Data Valid: June 30, 1988 Planner: S. Pringle Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1778
Date of Application: September 27, 1984
Date of Revision:

Confirmed Municipal Address: 230 Front Street West
Nearest Intersection: north side from John St. to Simcoe St.

Project Description: CBC Broadcast Centre: mixed use office, retail, broadcast facilities, hotel and residential components.

Applicant	Agent	Architect
Canadian Broadcasting Corp.	Goodman & Goodman	Bregman and Hamann &
Box 550, Terminal A	20 Queen St. W.	Scott Associates
975-3300	979-2211	481 University Avenue
		596-2299/971-5200

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.117
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 37730.0 m2
Total Floor Area: 366000.0 m2

DWELLING UNITS

See floor area breakdown

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Commercial:	169800.0 m2	
Instit. from:	113200.0 m2	
to:	169800.0 m2	
Hotel:	30200.0 m2	
Resi. from:	52800.0 m2	
to:	181100.0 m2	

DENSITY

Total Density: as in Official Plan Amendment

COMMENTS

General rezoning currently being reviewed by Planning and Development Department. No Development Review Application at this time.

Status: O.P.A adopted by Council Oct. 8, 1985
Status Report received by Land Use Committee, September 9, 1987

Data Valid: June 30, 1988 Planner: B. Leonhardt Phone: 392-7611

APPLICATION

Map Ref. No.: 64

Development Review: X
Rezoning:
O.P.A.:

Application Number: 388097
Date of Application: June 6, 1988
Date of Revision:

Confirmed Municipal Address: 230 Front Street West
Nearest Intersection: north side at Simcoe Street

Project Description: To build phase 1 of the proposed broadcasting centre project

Applicant
Canadian Broadcasting Corp.
Box 550, Terminal A
975-3300

Agent
Goodman & Goodman
20 Queen St.W.
979-2211

Architect
Bregman and Hamann & Scott Associates
481 University Ave.
596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 37,733.0 m2

Frontage: 290.8 m
Depth: irregular m

Total: 165,040.0 m2
Ground Floor: 11,835.9 m2
Residential: m2
Non-Residential: 112,119.7 m2

Height: Storeys: 12 + 4 basememts
Metres: 70.7

	Indoor	Outdoor
Parking Spaces:		580
Loading Docks:		

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Warehouse:		34,061.6 m2
Industrial:	112,119.7 m2	
Parking & Loading:		18,858.7 m2

DENSITY
Residential Density:
Non-Residential Density:

Total Density:

COMMENTS
Site Specific Zoning Bylaw recommended in final planning report June 7/88

Status: Development Review Report
Data Valid: June 30, 1988 Planner: Michael Ufford Phone: 392-7355

Map Ref. No.: 66

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387162
Date of Application: June 26, 1987
Date of Revision:

Confirmed Municipal Address: 77/99 Harbour Square
Nearest Intersection: south side east of York Street

Project
Description: To construct a twin tower condominium

Applicant	Agent	Architect
Graywood Development Ltd.	Blott, Fejer, Felka	Clarke Darling Downey
3356 - 2 First Cdn. Place	400 - 150 York St.	3 Church Street
861-0333	364-7707	868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbour Square Lands
Zoning District: C.1 V.2 Historical Status: listed
Height Limit: 114.9 and 112.3 Site Plan Control: 239-86
Site Specific Provision: 255-69 amended by 263-69 amended by 214-82

PROJECT INFORMATION

Site Area: 9445.0 m2 Frontage: 72.0 m Depth: 117.0 m

Total: 99670.0 m2
Ground Floor: 1548.4 m2
Residential: 78531.0 m2

Height: Storeys: 38 + 39
Metres: 114.9 & 112.3

	Indoor	Outdoor
Parking Spaces:	812	5

DWELLING UNITS

Tenure: Condominium

Bachelor:	200
1 Bedroom:	433
2 Bedroom:	175
3+ Bedroom:	4
Total:	812

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	73531.0 m2	
Parking & Loading:	15952.0 m2	3468.0 m2

DENSITY

Residential Density: 10.2 Total Density: 10.2

COMMENT

Status: Under construction

Data Valid: June 30, 1988 Planner: B. Shalka Phone: 392-7611

Map Ref. No.: 39

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387160
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 60 Harbour Street and 30 Bay Street
Nearest Intersection: n/w corner of Harbour & Bay streets

Project
Description: Commercial/retail/office complex (World Trade Centre)

Applicant	Agent	Architect
Camrost Development Corp	Blott, Fejer, Felkai	Zeidler, Roberts
4950 Yonge St., Ste. 904	400 - 150 York Street	315 Queen St. W.
229-5886	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Historical Status: see Comments
Height Limit:
Site Plan Control: 239-86
Site Specific Provision: 42-87

PROJECT INFORMATION
Site Area: 7373.0 m2 Frontage: 94.2 m Depth: irregular

Total:	69481.7 m2
Ground Floor:	2996.4 m2
Residential:	none
Non-Residential:	69481.7 m2

Height: Storeys: 28 + 2 Basements & Mech
Metres: 123.6

	Indoor	Outdoor
Parking Spaces:	215	
Loading Docks:	4	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Daycare:	455.0 m2	
Office:	53253.0 m2	445.0 m2
Retail:	487.5 m2	
Public Gal.:	536.0 m2	
Services:	3439.7 m2	144.0 m2
Parking & Loading:	250.5 m2	10498.1 m2

DENSITY

Total Density: Site Plan By-law 42-87

COMMENTS
60 Harbour Street is listed

Status: Application Received
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 22

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 12056
Date of Application: January 18, 1988
Date of Revision:

Confirmed Municipal Address: 37 King Street East
Nearest Intersection: south side at Victoria Street

Project Description: King Edward Hotel - alteration and new residential construction

Applicant	Agent	Architect
Brisbin,Brook,Beynon Arch.	Blake,Cassels & Graydon	same as applicant
20 Duncan Street	Box 25, Commerce Crt. W.	
591-8999	863-2452	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.2 m
Site Specific Provision:
Historical Status: Designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4547.0 m2
Frontage: 75.2 m
Depth: 60.3 m

Height:
Storeys: 20 + basement

Total: 43944.0 m2
Ground Floor: 4280.8 m2
Residential: 4420.3 m2
Non-Residential: 39663.2 m2

	Indoor	Outdoor
Parking Spaces:	24	(off-site)
Loading Docks:		

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	28
2 Bedroom:	2
Total:	30

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	4727.3 m2	
Office:	10126.1 m2	
Retail:	1411.0 m2	
Warehouse:		2220.3 m2
Hotel:	25775.3 m2	2043.8 m2
Services:	2511.9 m2	2675.5 m2
Parking & Loading:		18.6 m2

DENSITY

Residential Density: .97
Non-Residential Density: 8.72

Total Density: 9.7

COMMENTS

Status: Application Received
Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 89

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2006
Date of Application: June 11, 1987
Date of Revision:

Confirmed Municipal Address: 70,92 King St. E., 10 Court St.
Nearest Intersection: n/w corner of King E. and Church streets

Project:
Description: Mixed use development

Applicant	Agent	Architect
Citicom Inc.	Walker, Poole, Milligan	Brisbane Brooke Beynon
56 Temperance St.	301 - 2040 Yonge Street	20 Duncan Street
868-0773	480-2040	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L4.5 U480
Height Limit: S. 12.1(80) ZB
Site Specific Provision: S. 11.20 OP

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION
Site Area: 5197.0 m2 Frontage: 109.3 m Depth: 47.5 m

Total:	57746.7 m2
Ground Floor:	2647.9 m2
Residential:	16307.8 m2
Non-Residential:	32184.9 m2

Height: Storeys: 15,17 + 3 basements
Metres: 59.0

	Indoor	Outdoor
Parking Spaces:	321	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	120
2 Bedrooms:	92
Total	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16307.8 m2	
Office:	30211.1 m2	
Warehouse:		455.1 m2
Parking & L.:		9748.6 m2
Retail:	1973.8 m2	

DENSITY
Residential Density: 3.14
Non-Residential Density: 6.19

Total Density: 9.33

COMMENTS:
Conveyance of park to City and improvements fund endowment. City park design competition to be held late 1988-89

Status: Under construction

Data Valid: June 30, 1988 Planner: N. Massey (Develop.) Phone: 392-7862
Planner: B. Krog (City Park) Phone: 392-7611

Map Ref. No.: 53

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1633
Date of Application: August 20, 1982
Date of Revision: January 17, 1984

Confirmed Municipal Address: 44 King Street West (includes 26,30,32,34 36,44 King W; 11,11R,17,21,23,25,29 Adelaide W; 102,106 Yonge St; 303 Bay St)
Nearest Intersection: n/e corner of King W. and Bay streets
Project Description: 68 storey office building with retail below

Applicant	Agent	Architect
Bank of Nova Scotia	Campeau Corp.	Webb Zerafa Menkes Housden
866-3733	868-6460	95 St. Clair Ave. West
		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: Financial District, Sec. 11.152, 11.153
Zoning District: CR L8 U400 Historical Status: see Comments
Height Limit: No limit Site Plan Control: 239-86
Site Specific Provision: 503-84, 504-84, 507-84

PROJECT INFORMATION
Site Area: 12000.0 m2
Total Floor Area: 263500.0 m2
Height: Storeys: 68

	Indoor	Outdoor
Parking Spaces:	457+	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	198300.0 m2	
Retail:	10300.0 m2	
Daycare:	700.0 m2	
Parking & Loading:		30600.0 m2
Other:	23600.0 m2	

DENSITY
Non-Residential Density: 16.1
Total Density: 16.1

COMMENTS:
Retention of existing Bank of Nova Scotia building, the National Club and portions of other historic buildings. Transfer of development rights from 10 Bay Street to site and closing of Johnson Street and parts of two lanes.

44 King Street West, 303 Bay Street and 102 Yonge Street are designated

Status: Under construction
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7862

Map Ref. No.: 78

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388082
Date of Application: May 13, 1988
Date of Revision: June 27, 1988

Confirmed Municipal Address: 69 Lombard Street
Nearest Intersection: south side east of Church Street

Project
Description: A 15-unit residential condominium with commercial at grade

Applicant	Agent	Architect
Neuben Developments	Klein Arch.	same as agent
301 - 500 Sheppard Ave.	344 Dupont St.	
733-4002	926-8285	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:
Zoning District: CR L1 U350
Height Limit: 45.7 m
Site Specific Provision: no

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 437.5 m2
Frontage: 15.9 m
Depth: 27.6 m

Height: Storeys: 17 + PH + 3 basements
Metres: 45.7

Total:	6,156.2 m2
Ground Floor:	412.7 m2
Residential:	4642.3 m2
Non-Residential:	238.3 m2

	Indoor	Outdoor
Parking Spaces:	18	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	2
2 Bedroom:	12
3+ Bedroom:	1
Total:	15

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	4642.3 m2	
Retail:	238.3 m2	
Parking & Loading:		1,275.6 m2

DENSITY
Residential Density: 10.6
Non-Residential Density: 0.5

Total Density: 11.1

COMMENTS
Status: Application Received
Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 26

APPLICATION

Development Review:	x	Application Number:	2043
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 77 Lombard Street
Nearest Intersection: south side of Lombard St. between Church and Jarvis streets

Project
Description: A seven-storey condominium and commercial complex

Applicant	Agent	Architect
Daulat Investment Inc.	Diamond, Fairbairn & Steinberg	Climans, Green, Liang, Shoom
90 Adelaide St. E.	300 - 111 Richmond St. W.	160 Pears Avenue
368-6350	366-8000	925-8100

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	C1S L1 Z5
Height Limit:	46.0 m
Site Specific Provision:	711-77, 710-77
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	875.1 m2	Height:	Storeys:	7
Frontage:	31.8 m		Metres:	22.6
Depth:	27.5 m			

			Indoor	Outdoor
Total:	6000.6 m2			
Ground Floor:	111.5 m2	Parking Spaces:	41	6
Residential:	3444.5 m2			
Non-Residential:	111.5 m2			

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	44
Total:	44

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3444.5 m2	
Retail:	111.5 m2	
Parking & Loading:		2444.7 m2

DENSITY

Residential Density:	3.94	Total Density:	4.07
Non-Residential Density:	0.13		

COMMENTS
Site specific provisions, 711-77 and 710-77, govern both this application and the existing building at 90 Adelaide Street East.

Status: Preliminary Report
Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 33

APPLICATION

Development Review:
Rezoning: X
O.P.A.:

Application Number: 2090
Date of Application: June 20, 1988
Date of Revision:

Confirmed Municipal Address: 123 Queen St. West
Nearest Intersection: south side at York Street

Project Description: Expansion of Sheraton Centre Hotel

Applicant	Agent	Architect
The Sheraton Centre	Raymond Jakobi	Sievenpiper
123 Queen St. West	123 Queen St. West	796 Broadview Ave.
361-1000	361-1000	461-0385

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12,508.0 m2

Height: Storeys: 44 + mezzanie + 3 basements

Frontage: 186.2 m
Depth: irregular m

Total: 151,147.0 m2
Ground Floor: 7,940.0 m2
Residential: m2
Non-Residential: 129,478.6 m2

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

New Construction Only

Land Use	Above Grade	Below Grade
Hotel:	7,440.0 m2	
Retail:	3,160.0 m2	

DENSITY
Non-Residential Density: 10.54 Total Density: 10.54

COMMENTS
Status: Application Received

Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7335

Map Ref. No.: 86

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1980
Date of Application: January 29, 1987
Date of Revision: July 20, 1987

Confirmed Municipal Address: 25 Richmond Street East (includes 20, 26 Lombard Street)
Nearest Intersection: s/e corner of Richmond E and Victoria streets
Project Description: Mainly residential mixed-use project

Applicant	Agent	Architect
Citicom Inc.	Walker Poole Milligan	Clarke Darling Downey
868-0773	480-2040	3 Church Street
		868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: No
Historical Status: see Comments
Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 3011.4 m2
Total Floor Area: 29512.2 m2
Frontage: 56.4 m
Depth: irregular
Height: Storeys: 22
Metres: 67
Parking Spaces: 172 Indoor (9 off-site)

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	153
2 Bedroom:	102
Total:	255

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21394.0 m2	
Retail:	332.0 m2	
Parking:	3975.2 m2	2650.0 m2
Other (Club):	3821.0 m2	

DENSITY

Residential Density: 7.1
Non-Residential Density: 1.38
Total Density: 8.48
Heritage Exemption: .87

COMMENTS:
26 Lombard Street is designated

Designated building on site is to be retained while utilizing the heritage exemption.

Status: Final report approved by Council, November 30, 1987.
Draft by-laws pending Council approval subject to execution of heritage easement agreement.

Data Valid: June 30, 1988 Planner: N. Massey Phone: 392-7862

Map Ref. No.: 34

APPLICATION

Development Review:	x	Application Number:	1971
Rezoning:	x	Date of Application:	January 14, 1987
O.P.A.:	x	Date of Revision:	August 24, 1987

Confirmed Municipal Address: 73 Simcoe Street
Nearest Intersection: east side north of King St. W.

Project Description: 25 storey residential building with some office and community service space.

Applicant	Agent	Architect
Symphony Place Corp.	D.R. Angleson, Cassels, Brock	Paul Northgrave
242 Lesmill Road	2300 - 130 Adelaide St. W.	85 Eglinton Ave. E.
449-3535	869-5349	488-6884

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District		
Zoning District:	CR L8 U400	Historical Status:	Designated
Height Limit:	14.0 m	Site Plan Control:	239-86
Site Specific Provision:	417-81		

PROJECT INFORMATION

Site Area:	1280.2 m2	Height: Storeys:	25 + PH + 4 basements
Frontage:	34.0 m	Metres:	74.6
Depth:	35.1 m		
Total:	20021.4 m2		
Ground Floor:	736.0 m2		
Residential:	13397.0 m2		
Non-Residential:	1852.0 m2		

	Indoor	Outdoor
Parking Spaces:	101	
Loading Docks:	1	

DWELLING UNITS
Tenure: Condominium

1 Bedroom:	40
2 Bedroom:	47
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13397.0 m2	
Parking & Loading:		4723.4 m2
Institutional:	1292.0 m2	
Office:	560.0 m2	
Utilities & Services:	49.0 m2	

DENSITY

Residential Density:	10.45 (680 uph)	Total Density:	11.95
Non-Residential Density:	1.5		

COMMENTS:
Retention of historic St. Andrew's Church manse.
Status: Under construction
Data Valid: June 30, 1988 Planner: A. Appleby Phone: 392-7862

Map Ref. No.: 69

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388074
Date of Application: May 5, 1988
Date of Revision: May 26, 1988

Confirmed Municipal Address: 7 Station Street (part of)
Nearest Intersection: south side west of York St. to Simcoe St.

Project Description: Renovation and reconstruction on existing building to provide pedestrian circulation and retail from the Skydome to Union Station

Applicant	Agent	Architect
CN Real Estate	Beinhaker/Irwin Ass. Arch.	same as agent
1509 - 200 King St. W.	240 Richmond St. W.	
974-9700	596-1930	

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation:
Zoning District: (Railway Lands) Financial District (CR L8 U750)
Height Limit: 137.0 m
Site-Specific Provision: 612-85, 204-86

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	3556.2 m2	Height:	Storeys:	4
Frontage:	211.5 m		Metres:	18.5
Depth:	irregular			
Total:	8109.5 m2			
Ground Floor:	3263.6 m2			
Residential:	none			
Non-Residential:	8109.5 m2			

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Ped. Walkway:	3378.7 m2	
Office:	408.8 m2	
Retail:	3743.2 m2	
Services:	578.8 m2	

DENSITY
Residential Density:
Non-Residential Density:
Total Density:

COMMENTS
Public corridors within building are part of pedestrian system from Skydome to Union Station.

Status: Application Received
Data Valid: June 30, 1988 Planner: B. Krog Phone: 392-7611

Map Ref. No.: 52

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1866, 385120
Date of Application: July 30, 1985
Date of Revision: October 3, 1985

Confirmed Municipal Address: 25 & 45 The Esplanade
Nearest Intersection: s/s east of Yonge Street

Project Description: A nine-storey hotel and a 33 storey 571 unit condominium with two levels of commercial uses.

Applicant	Agent	Architect
Rampart Enterprises Ltd.	Blake, Cassels & Graydon	
486-5211	367-0620	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 95.0, 36.5
Site Specific Provision: 515-76, 576-76, 677-76, 24-77, 391-78, 664-78 878-80, 61-81, 145-83, 285-83, 514-86

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 13900.0 m2
Total Floor Area: 92050.0 m2

Height: Storeys: 33 and 9
Metres: 97.0

Parking Spaces:	Indoor	Outdoor
	401	

DWELLING UNITS

Tenure: Condominium

Bachelors:	287
1 Bedroom:	225
2 Bedroom:	59
Total:	571

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	54700.0 m2	
Office:	3700.0 m2	
Retail:	2600.0 m2	
Parking & Loading:		15600.0 m2
Hotel:	14850.0 m2	
Ped. Walkway:	600.0 m2	

DENSITY

Total Density: Site Specific By-laws 145-83 & 514-86

COMMENTS:

Status: 25 The Esplanade is under construction
45 The Esplanade is complete

Data Valid: June 30, 1988 Planner: F. Fyles Phone: 392-7335

Map Ref. No.: 88

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1717
Date of Application: November 15, 1983
Date of Revision:

Confirmed Municipal Address: 75 The Esplanade
Nearest Intersection: s/w corner of The Esplanade and Church St

Project
Description: Commercial office building.

Applicant	Agent	Architect
Chen & Sons Ltd.	Sears & Russell	same as agent
865-0818	111 Avenue Road	
	926-8242	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 36.5
Site Specific Provision: 515-76, 576-76, 677-76, 391-78, 664-78 879-80, 61-81, 116-82, 145-83, 92-85

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2400.0 m2
Total Floor Area: 15500.0 m2

Height: Storeys: 8
Metres: 36.5

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	11000.0 m2	
Retail:	1400.0 m2	
Other:	3100.0 m2	

DENSITY

Non-Residential Density: 5.2

Total Density: 5.2

COMMENTS:

Status: By-law 92-85 passed by Council January 18, 1985

Data Valid: June 30, 1988 Planner: F. Fyles Phone: 392-7335

Map Ref. No.: 57

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386064
Date of Application: April 7, 1986
Date of Revision:

Confirmed Municipal Address: 154 University Avenue
Nearest Intersection: n/w corner of University Ave. & Pearl St.

Project
Description: Commercial office building

Applicant	Agent	Architect
Rostland Corporation	Zeidler Roberts Partners	same as agent
425 Bloor Street East	315 Queen Street West	
928-1428	596-8300	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 61.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 800.0 m2
Total Floor Area: 8200.0 m2

Height: Storeys: 11

	Indoor	Outdoor
Parking Spaces:	25	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5900.0 m2	
Retail:	100.0 m2	
Parking & Loading		800.0 m2
Other:	1400.0 m2	

DENSITY

Non-Residential Density: 7.4

Total Density: 7.4

COMMENTS:

Status: Under construction

Data Valid: June 30, 1988 Planner: S. Sane Phone: 392-7187

Map Ref. No.: 84

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 12057
Date of Application: December 22, 1987
Date of Revision:

Confirmed Municipal Address: 60 Wellington St. E. and 30 Church St.
Nearest Intersection: n/w corner of Church and Wellington streets

Project Description: Request Zoning By-law and Official Plan amendments to permit the proposed office tower construction

Applicant	Agent	Architect
Toronto Dominion Bank	Alcha Holdings Ltd.	Clifford & Lawrie
Box 1, T-D Centre	49 Wellington St. E.	45 St. Clair Ave. W.
982-8377	363-6408	960-9747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U 350; C1 SL1 Z4
Height Limit:	62.9 m
Site Specific Provision:	740-78, 172-85
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2090.6 m2
Frontage:	53.0 m
Depth:	irregular
Total:	16948.7 m2
Ground Floor:	1642.4 m2
Residential:	8899.8 m2
Non-Residential:	4715.4 m2

Height:
Storeys: 9 + 2 basements

	Indoor	Outdoor
Parking Spaces:	79	
Loading Docks:	1	

DWELLING UNITS
Tenure: Condominium

2 Bedroom:	52
Total:	52

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8899.8 m2	
Office:	3198.0 m2	
Retail:	982.0 m2	
Services:	193.2 m2	73.6 m2
Parking & Loading:		3259.9 m2

DENSITY
Residential Density: 253UPH
Non-Residential Density: 2.034
Total Density: 4.56

COMMENTS
Status: Preliminary Report
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7332

Map Ref. No.: 71

APPLICATION

Development Review:	X	Application Number:	2008
Rezoning:	X	Date of Application:	June 15, 1987
O.P.A.:	X	Date of Revision:	June 15, 1988

Confirmed Municipal Address: 120 Wellington St. W., 74, 76 York St. & Orillia St. closed
Nearest Intersection: north east corner of Wellington & York streets
Project Description:

Applicant	Agent	Architect
Royal Trust Co. Limited	Berridge & Lewinberg	Page & Steele Arch
2716 - T-D Centre	800 - 133 Richmond St. West	110 Eglinton Ave. E
361-1553	363-9004	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	
Historical Status:	
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1,962.9 m2	Height:	Storeys: 16 + mech + basements
Frontage:	50.3 m		
Depth:	irregular m	Metres:	
Total:	23,876.2 m2		Indoor Outdoor
Ground Floor:	883.3 m2	Parking Spaces:	85
Residential:	m2	Loading Docks:	
Non-Residential:	19,279.9 m2		

DWELLING UNITS

Tenure: Rental

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18,673.5 m2	
Retail:	433.9 m2	172.5 m2
Warehouse:		1,383.0 m2
Services:	449.5 m2	
Parking & Loading:		2,763.8 m2

DENSITY
Non-Residential Density: 9.8 Total Density: 9.8

COMMENTS
Zoning By-law and Official Plan amendments to permit the development and density transfer

Status: Development agreement registered June 30, 1988
Data Valid: June 30, 1988 Planner: P. Dill Phone: 392-7862

Map Ref. No.: 58

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387136
Date of Application: June 2, 1987
Date of Revision:

Confirmed Municipal Address: 123, 125 Wellington St. W.
Nearest Intersection: s/e corner of Wellington St. W. & University Ave.

Project Description: A 28 storey condominium tower with recreational and commercial components

Applicant	Agent	Architect
Creson Investments Ltd.	McMillan Binch	Yonge & Wright
2202 Eglinton Ave. E.	Box 38	172 St. George St.
759-6717	865-7256	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	606-82
Historical Status:	No
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1,915.0 m2	Height: Storeys:	28 + 6 basements
Frontage:	63.9 m		
Depth:	irregular m		
Total:	39,265.1 m2		Indoor / Outdoor
Ground Floor:	1,066.0 m2	Parking Spaces:	137
Residential:	34,022.0 m2		
Non-Residential:	5,243.1 m2		

DWELLING UNITS
Tenure: Condominiums

	Private
1 Bedroom:	109
2 Bedroom:	104
3 Bedrooms:	12
Total:	225

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	31,310.0 m2	
Res. Rec.:	2,712.0 m2	
Retail:	460.0 m2	
Warehouse:		328.4 m2
Parking & Loading:		4,454.7 m2

DENSITY
Total Density: Site Plan By-law 606-82

COMMENTS
Status: Under construction
Data Valid: June 30, 1988 Planner: P. Dill Phone: 392-7862

Map Ref. No.: 39

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387068
Date of Application: April 1, 1987
Date of Revision: July 27, 1987

Confirmed Municipal Address: 10 Yonge Street
Nearest Intersection: n/w corner of Queens Quay W. and Yonge St.

Project
Description: Two condominium towers on podium (World Trade Centre)

Applicant	Agent	Architect
The Camrost Group	Blott, Fejer, Felka	Zeidler Roberts
900 - 4950 Yonge St.	400 - 150 York St.	315 Queen St. W.
222-3208	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre Part II
Zoning District: C.1 L0.5
Height Limit:
Site Specific Provision: By-law No. 42-87
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9,795.3 m2
Frontage: 91.1 m
Depth: irregular m

Height: Storeys: 37 + 3 basements

Total:	99,878.3 m2
Ground Floor:	2,697.4 m2
Residential:	64,337.8 m2
Non-Residential:	35,540.5 m2

Parking Spaces:	Indoor	Outdoor
	683	

DWELLING UNITS

Tenure: Condominiums

Bachelors:	32
1 Bedroom:	434
2 Bedrooms:	234
Total:	700

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	64,337.8 m2	
Retail:	2,337.4 m2	
Parking & Loading:		27,312.6 m2
Res. Recr.:	5,890.5 m2	

DENSITY
Site Plan By-law 42-87

COMMENTS
See also 20, 60 Harbour Street, Application No. 1773

Status: Application for building permit April 18, 1988
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 95

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388051
Date of Application: March 22, 1988
Date of Revision: April 28, 1988

Confirmed Municipal Address: 85,87,89,91,95,97,99,103,107 Yonge Street, 11,15,17, Adelaide Street East and 20 Victoria Street

Nearest Intersection: east side of Yonge St. at Adelaide St. E.

Project Description: A 19-storey mixed commercial complex with below grade parking facilities

Applicant	Agent	Architect
Twigg Yonge Adelaide	Houser Henry Loudon & Syron	Page & Steele
301 - 595 Bay Street	145 King Street West	110 Eglinton Ave E.
598-8810	362-3411	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2 m
Site Specific Provision:	
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5724.0 m2
Frontage:	82.2 m
Depth:	irregular
Total:	52288.7 m2
Ground Floor:	1708.2 m2
Residential:	none
Non-Residential:	44745.2 m2

Height: Storeys: 19 + 3 basements
Metres:

	Indoor	Outdoor
Parking Spaces:	263	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	42147.5 m2	
Retail:	1907.1 m2	132.5 m2
Ped. Walkway:	558.1 m2	
Parking & Loading:		7543.5 m2

DENSITY
Non-Residential Density: 8.0

Total Density: 8.0

COMMENTS
85 Yonge Street is designated

Status: Approved by LUC June 15, 1988
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 95

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2027
Date of Application: August 31, 1987
Date of Revision: July 19, 1988

Confirmed Municipal Address: 85,87,89,91,95,97,99,103,107 Yonge Street
20 Victoria St. & 11,15,17 Adelaide St. E.
Nearest Intersection: s/e corner of Yonge St. & Adelaide St. E.

Project Description: To build a commercial complex incorporating some historical buildings into the project

Applicant	Agent	Architect
Osler, Hoskin & Harcourt P.O. Box 50, First Cdn. Pl. 362-2111	same as applicant	

PLANNING CONTROLS (For verification refer to Chief Building Official)
Official Plan Designation: Financial District
Zoning District: CR L8 U400 Historical Status: see Comments
Height Limit: 137.2 Site Plan Control: 239-86
Site Specific Provision:

PROJECT INFORMATION
Site Area: 5725.8 m2 Frontage: 63.0 m Depth: irregular

Total:	75708.4 m2	Height: Storeys:	30 + 3 basements
Ground Floor:	2483.2 m2	Metres:	121.6
Residential:	none		
Non-Residential:	61603.8 m2		

	Indoor	Outdoor
Parking Spaces:	263	
Loading Docks:	yes	

DWELLING UNITS
none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	54469.8 m2	
Retail:	2465.3 m2	
Warehouse:		2303.7 m2
Ped. Walk-way:	333.1 m2	
Services:	4668.7 m2	2174.1 m2
Parking & Loading:		9293.7 m2

DENSITY
Non-Residential Density: 11.03 Total Density: 11.03

COMMENTS:
- 85 Yonge Street is designated.
- This application seeks closing of public lane. Also, Committee of Adjustment application and OPA application No. 2025 to severe 44 Victoria Street from this site.

Status: Application Received
Date: June 30, 1988 Planner: W. Johncox Phone: 392-7862

Map Ref. No.: 60

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2011
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 90,92,92R,94 Yonge Street (100 Yonge Street)
Nearest Intersection: west side north of King Street West
Project Description: A 17-storey office building with retail

Applicant	Agent	Architect
Gistex Inc. & Wildberry Inv.	Osler,Hoskin & Harcourt	Quadrangle
330 Bay Street	Box 50,	380 Wellington St W
363-1502	1 First Canadian Place	598-1240
	362-2111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400 Historical Status: see Comments
Height Limit: none Site Plan Control: 239-86
Site Specific Provision: 436-87, OPA 390, 173-88

PROJECT INFORMATION

Site Area: 1720.0 m2 Frontage: 37.6 m Depth: 45.5 m

Total:	20659.5 m2
Ground Floor:	1621.1 m2
Residential:	none
Non-Residential:	23252.8 m2

Height: Storeys: 17 + 4 basements

	Indoor	Outdoor
Parking Spaces:	90	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	21276.0 m2	130.0 m2
Retail:	1151.4 m2	963.2 m2
Ped. Walkway:	339.7 m2	578.6 m2
Services:	1544.7 m2	267.8 m2
Parking & Loading:		4675.9 m2

DENSITY

Non-Residential Density: 13.7 Total Density: 13.7

COMMENTS:
Requests for Zoning By-law and Official Plan amendments and the transfer of density between two sites
90 Yonge Street is designated

Status: Under construction.
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7355

Map Ref. No.: 2

APPLICATION

Development Review:	x	Application Number:	2034
Rezoning:	x	Date of Application:	October 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 126,130,134,176 Yonge Street, 16,22,28,34,36 Adelaide Street West, 11,14,15,16,17,18,20,22,35 Temperance Street 19,25,39,45 Richmond Street West The private lane east of Bay Street, extending south of Richmond Street West; the portion of the private lane to the north of premises 14 to 22 Temperance Street; and parts of the public lanes in the block south of Temperance Street and west of Yonge St.

Nearest Intersection: Lands bounded by Queen, Bay, Adelaide and Yonge streets

Project Description: Retail/office complex

Applicant	Agent	Architect
Markborough Properties Ltd.	Blake,Cassels & Graydon	Webb Zerafa Menkes
Trizec Equities Ltd.	Box 25, Commerce Crt. W	Housden
320-595 Bay Street	863-2400	95 St. Clair Ave. W.
593-6460		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U480
Height Limit:	137 m
Site Specific Provision:	
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 18790.0 m2

Height: Storeys: 53 and 10
Metres: 234.6 and 42.6

Parking Spaces:	Indoor	Outdoor
	1000	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade & Below Grade Combined
Office:	127,321.7 m2
Retail:	91,971.0 m2

DENSITY

Non-Residential Density: 11.67 Total Density: 11.67

COMMENTS

17 Temperance St. (Aikenhead building), 45 Richmond Street and east portion of Simpson's store are designated

Status: Part II plan approach approved by Council

Data Valid: June 30, 1988 Planner: P. Dill Phone: 392-7862

Map Ref. No.: 96

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387272
Date of Application: October 7, 1987
Date of Revision:

Confirmed Municipal Address: 141,145,149 Yonge St. & 7,23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge and Richmond streets

Project Description: An office building with street-related retail and below-grade parking facilities (Phase I)

Applicant	Agent	Architect
662442 Ontario Limited	Fogler, Rubinoff	Webb Zerafa Menkes Housden
302 - 425 University Ave.	1400 - 150 York Street	95 St. Clair Ave. W.
593-8660	864-9700	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

Non-Residential: 29,209.0 m2

	Indoor	Outdoor
Parking Spaces:	96	
Loading Docks:	5	

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28300.0 m2	
Retail:	909.0 m2	
Parking & Loading:		2991.4 m2

DENSITY

Non-Residential Density: 8.0

Total Density: 8.0

COMMENTS

Status: Approved by Council April 5, 1988/Under construction. See also Application 2041, Page 3.34.

Data Valid: June 30, 1988 Planner: M. Ufford Phone: 392-7355

Map Ref. No.: 96

APPLICATION

Development Review:	x	Application Number:	2041
Rezoning:	x	Date of Application:	February 17, 1988
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 141,145,149 Yonge St. & 7,23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge & Richmond streets
Project Description: Phase II - 218 room hotel as addition to Phase I office building with street related retail

Applicant	Agent	Architect
662442 Ontario Limited	Fogler, Rubinoff	Webb Zerafa Menkes Housden
302-425 University Ave.	1400 - 1500 York Street	95 St. Clair Ave. W.
593-8660	864-9700	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2 m
Historical Status:	No
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3728.7 m2	Height: Storeys:	19 + 4 basements
Frontage:	50.8 m	Metres:	88.1
Depth:	irregular		
Total:	57548.8 m2		Indoor
Ground Floor:	1840.0 m2	Parking Spaces:	132
Residential:	none		
Non-Residential:	44210.8 m2		

DWELLING UNITS

none

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	14,564.8 m2	
Office:	28,300.0 m2	
Retail:	1,346.0m2	
Warehouse:		3,754.0 m2
Ped. Walkway:	284.0 m2	
Parking & Loading:		9,300.0 m2

DENSITY
Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS
Status: Preliminary Report dated March 28, 1988. See also Application 387272, Page 3.33
Data Valid: June 30, 1988 Planner: M. Ufford Phone:392-7355

Map Ref. No.: 48

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387174
Date of Application: July 8, 1987
Date of Revision:

Confirmed Municipal Address: 163,163A,165,165A,169,171 Yonge Street & 15,17 Queen Street East
Nearest Intersection: s/e corner of Yonge St. & Queen St. E.

Project Description: Phase 2 of commercial development with minor residential component

Applicant	Agent	Architect
Bramalea Limited	same as applicant	Page & Steele
1867 Yonge Street		110 Eglinton Ave. E.
487-3861		485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400 Historical Status: see Comments
Height Limit: 137.0 Site Plan Control: 239-86
Site Specific Provision: 670-85, 749-85

PROJECT INFORMATION

Site Area:	5119.9 m2
Frontage:	82.6 m
Depth:	63.2 m
Total:	71180.2 m2
Ground Floor:	4421.2 m2
Residential:	78.9 m2
Non-Residential:	51801.4 m2

Height: Storeys: 26 + 4 basements

	Indoor	Outdoor
Parking Spaces:	286	

DWELLING UNITS

Tenure: Unspecified

	Private
1 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78.9 m2	
Parking & Loading:	4721.9 m2	
Office:	37939.6 m2	475.6 m2
Retail:	1880.3 m2	785.0 m2
Ped. Walkway:	1000.5 m2	1547.8 m2
Services:		10209.7 m2

DENSITY

Total Density: Site Plan By-laws 670-85 and 749-85

COMMENTS:

20 Richmond Street East is designated

Status: Under construction
Data Valid: June 30, 1988 Planner: W. Johncox Phone: 392-7187